



Melbourne Crescent | Whitley Bay | NE25 8TG

**£375,000**

Beautifully presented throughout and occupying a generous plot with a South-facing rear garden, this impressive three-bedroom semi-detached home offers stylish, ready-to-move-into accommodation together with a driveway, attached garage and an excellent open-plan layout ideal for everyday living. The property opens with an attractive and welcoming hallway. To the front, the elegant bay-fronted living room provides a bright and comfortable reception space centred around a feature electric fire. To the rear, the property opens into a superb dining area with direct access onto the rear garden, flowing seamlessly into the contemporary fitted kitchen which has been finished with sleek modern units, integrated appliances and excellent workspace. A separate utility room further enhances the practicality of the home with additional storage, appliance space and access to both the rear garden and garage. To the first floor is loft access from the landing with Velux window in the loft space, three well-proportioned bedrooms, all presented in a modern decorative style, two of which benefit from fitted wardrobes. The stunning shower room has been upgraded to provide a walk-in shower, vanity wash basin low level w.c. spotlights to ceiling and underfloor heating. Externally, the property continues to impress with a block paved driveway providing ample off-street parking together with access to the attached garage. To the rear is a beautifully maintained South-facing garden incorporating lawned areas, mature planting and patio seating spaces creating an excellent outdoor entertaining area. Situated within this popular residential area close to local schools, shops and transport links, this is a fantastic opportunity to acquire a high-quality home in a sought-after location.

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**Three-Bedroom Semi-Detached Home**

**Beautiful South-Facing Rear Garden**

**Open-Plan Living Dining Space**

**Driveway Parking**

**Separate Utility Room**

**Bay-Fronted Living Room**

**Garage**

**Stylish Contemporary Kitchen**

For any more information regarding the property please contact us today

**HALLWAY:** Front entrance door, staircase to first floor, radiator, storage cupboard, door to:

**LIVING ROOM 15'9" x 12'5" (4.80m x 3.78m)** Into bay: Double glazed bay window, electric fire, radiator, open access to:

**DINING ROOM 11'6" x 11'11" (3.51m x 3.63m):** Double glazed French doors to rear garden, radiator, open access to kitchen.

**KITCHEN 14'3" x 7'4" (4.34m x 2.24m):** Fitted wall and base units, work surfaces, sink unit, high quality hidden Neff integrated appliances, double glazed window.

**UTILITY ROOM 8'0" x 7'1" (2.44m x 2.16m):** Fitted units, sink unit, plumbing for washing machine, door to rear garden, door to garage.

**GARAGE 14'11" x 7'9" (4.55m x 2.36m):** Roller garage door to front.

**LANDING:** Loft access hatch, with Velux window in loft space, double glazed window to half landing, door to:

**BEDROOM ONE 12'0" x 8'10" (3.66m x 2.69m)** Plus wardrobe area: Double glazed window, radiator, fitted wardrobes.

**BEDROOM TWO 12'0" x 8'7" (3.66m x 2.62m)** Plus wardrobe area: Double glazed window, radiator, fitted wardrobes.

**BEDROOM THREE 7'9" x 8'3" (2.36m x 2.51m):** Double glazed window, radiator.

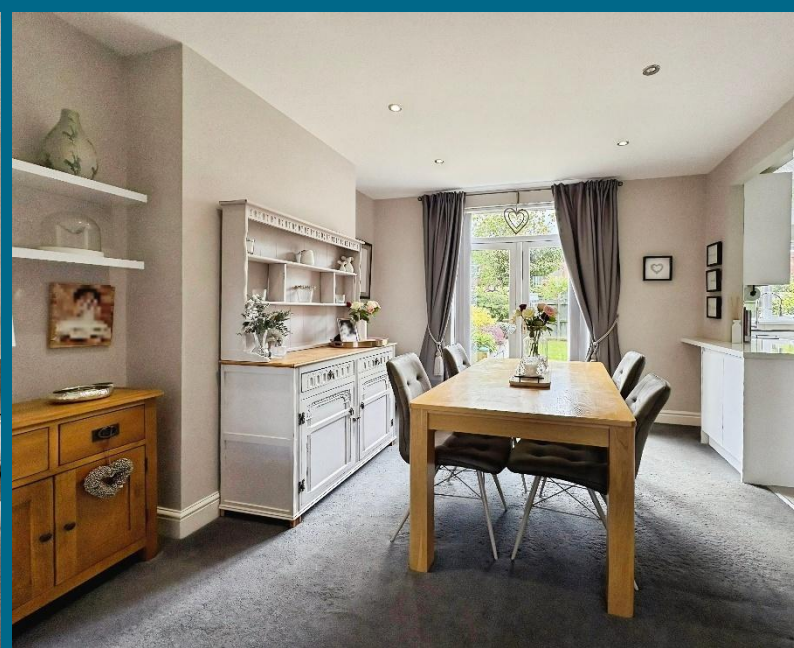
**SHOWER ROOM 7'10" x 7'7" (2.39m x 2.31m):** Walk-in shower, vanity wash basin, low level WC, spotlights to ceiling, underfloor heating double glazed windows, radiator.

**EXTERNALLY:** To the front of the property there is a block paved driveway providing ample off-street parking together with access to the attached garage. To the rear there is a beautifully maintained south-facing garden incorporating lawned areas, patio seating spaces, mature planting and fenced boundaries.

**T: 0191 2463666**

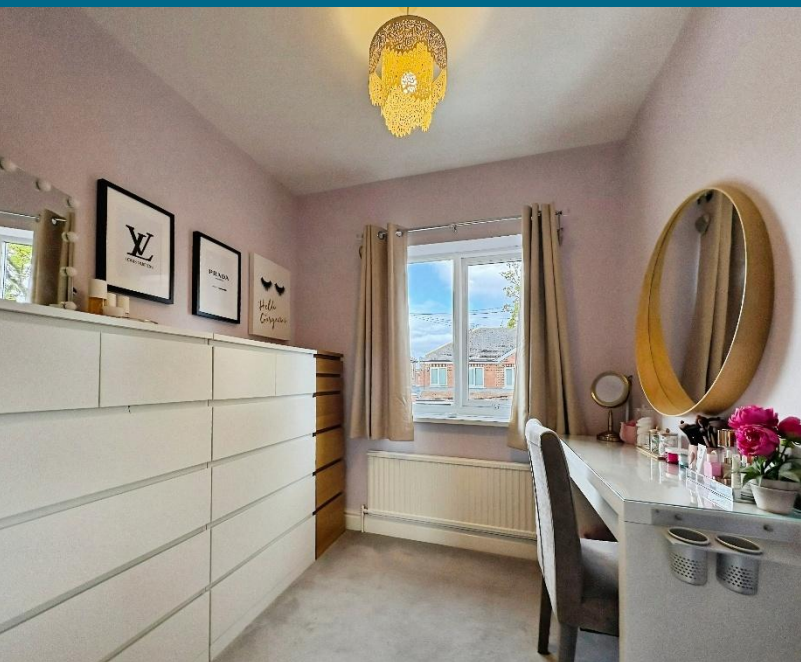
Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

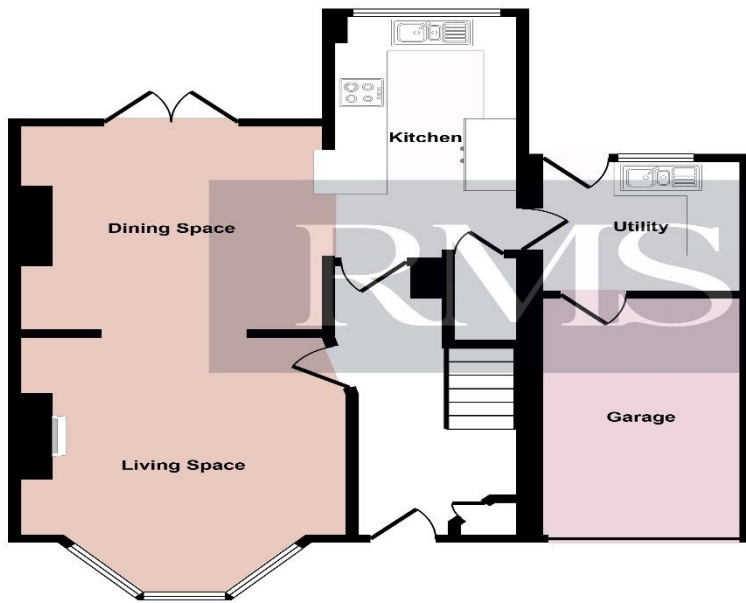
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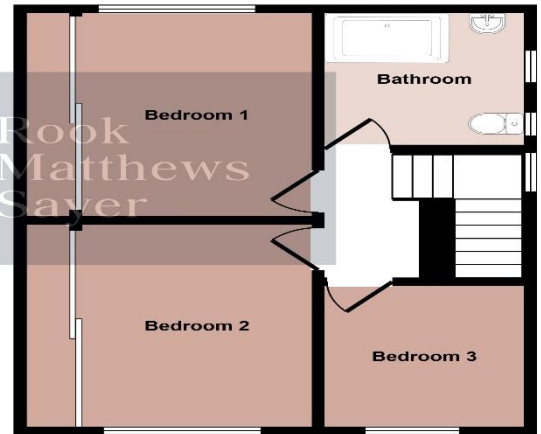
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Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains  
 Broadband: FTTP  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage/Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: E**

WB3836.TJ.DB.19/05/2026.V.2

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

