



Monks Road | Whitley Bay | NE25 9RY

**£340,000**

A striking three-bedroom semi-detached home on Monks Road, perfectly blending traditional character with a crisp, contemporary interior. This property stands out for its stylish execution, featuring a cozy bay-fronted lounge with a log burner that opens into an impressive dining kitchen that serves as the heart of the home. The layout is designed for modern living the ground floor offers a bright and welcoming hallway leading into a principal living room defined by natural light and its feature fireplace. To the rear, the kitchen has been thoughtfully modernised with high-gloss units and a central breakfast bar, with French doors creating a seamless transition to the garden. The addition of a substantial separate utility room and a side store add a level of practicality. Upstairs, the property offers three beautifully presented bedrooms and a modern family bathroom. Externally, the home boasts off-street parking to the front and a rear garden with a dedicated patio and lawn. A turnkey coastal home that balances high-end style with everyday functionality.

**RMS** | Rook  
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**Three Bedroom Semi-detached**

**Separate Utility and Side Storage**

**Driveway Providing Off-Street  
Parking**

**Two Generous Double Bedrooms**

**Open-plan Dining Kitchen**

**Charming Third Bedroom With  
Feature Wall Paneling**

**Rear Garden with Feature Pergola,  
Patio and Lawn**

**Lounge with Bay Window and Log  
Burner**

For any more information regarding the property please contact us today

**ENTRANCE HALL:** Front entrance door, radiator, stairs to first floor, door to:

**LOUNGE** 11'7" x 12'10" (3.53m x 3.91m) plus bay: Double glazed bay window with fitted shutters, feature fireplace with log burner, alcove shelving, radiator, open to:

**DINING KITCHEN** 9'4" x 18'1" (2.84m x 5.51m): Fitted with modern high-gloss wall and base units, contrasting work surfaces, breakfast bar, integrated hob, cooker hood and oven, basin with mixer tap, double glazed French doors to garden, door to:

**UTILITY** 6'0" x 10'7" (1.83m x 3.23m): Substantial space with plumbing for laundry appliances, housing the gas combination boiler, additional storage, door to:

**SIDE STORE** 12'2" x 6'1" (3.71m x 1.85m): Providing excellent storage for bikes and garden equipment with door to front.

**LANDING:** Loft access hatch to boarded loft, door to:

**BEDROOM ONE** 10'3" x 10'5" (3.12m x 3.18m): Double glazed window, radiator.

**BEDROOM TWO** 11'3" x 9'3" (3.43m x 2.82m): Fitted wardrobes, double glazed window, radiator.

**BEDROOM THREE** 7'6" x 7'9" (2.29m x 2.36m): Feature wall panelling, double glazed window, radiator.

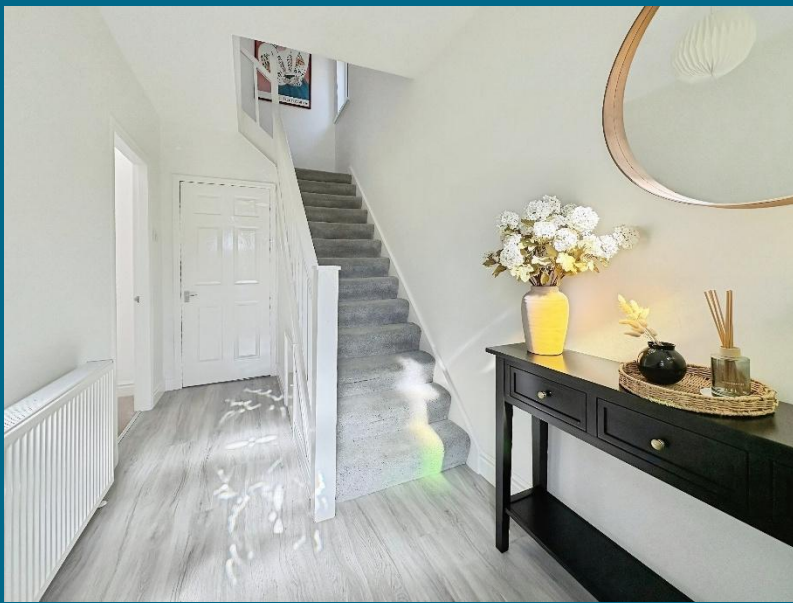
**BATHROOM** 7'6" x 6'5" (2.29m x 1.96m): Three-piece suite comprising panelled bath with shower over and glass screen, wash hand basin with vanity storage, low level W.C., tiled walls and floor, radiator.

**EXTERNALLY:** Driveway providing off-street parking, gravelled area and walled boundary. Rear garden with paved patio seating, lawn, timber pergola and fenced boundaries.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains & Log Burner  
Broadband: FTTP  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway  
EV Charging Point

#### 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: D

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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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

