SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST

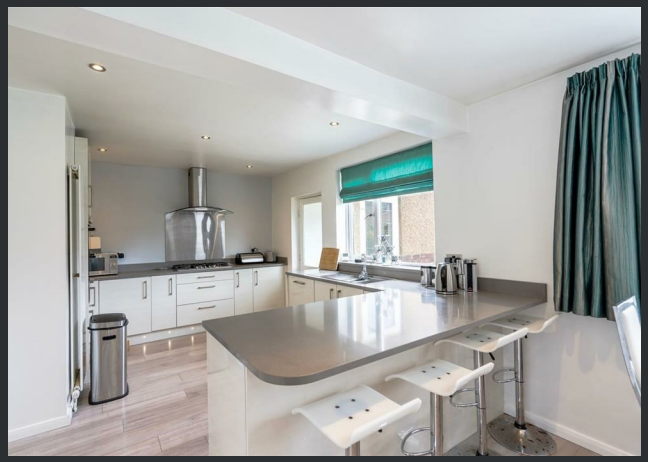
AWARDED Best Estate Agency North East England 2018 & 2019

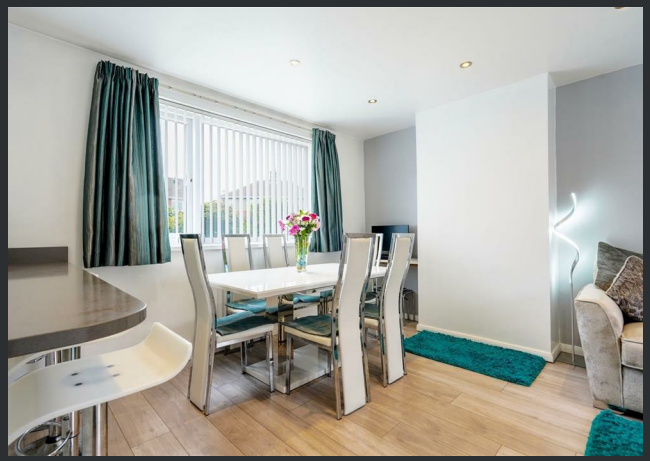


Roker Avenue, Whitley Bay NE25 8JB

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Whitley Bay NE25 8JB

Offers Over £295,000







Signature North East is delighted to welcome to the market this well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after area of Monkseaton, Whitley Bay. The property enjoys an excellent location, with a fantastic range of local shops, supermarkets, cafés and highly regarded schools all close by. Whitley Bay town centre and its stunning coastline are just a short drive away, while excellent transport links, including nearby Metro stations and easy access to the A19, make commuting throughout the region simple and convenient.

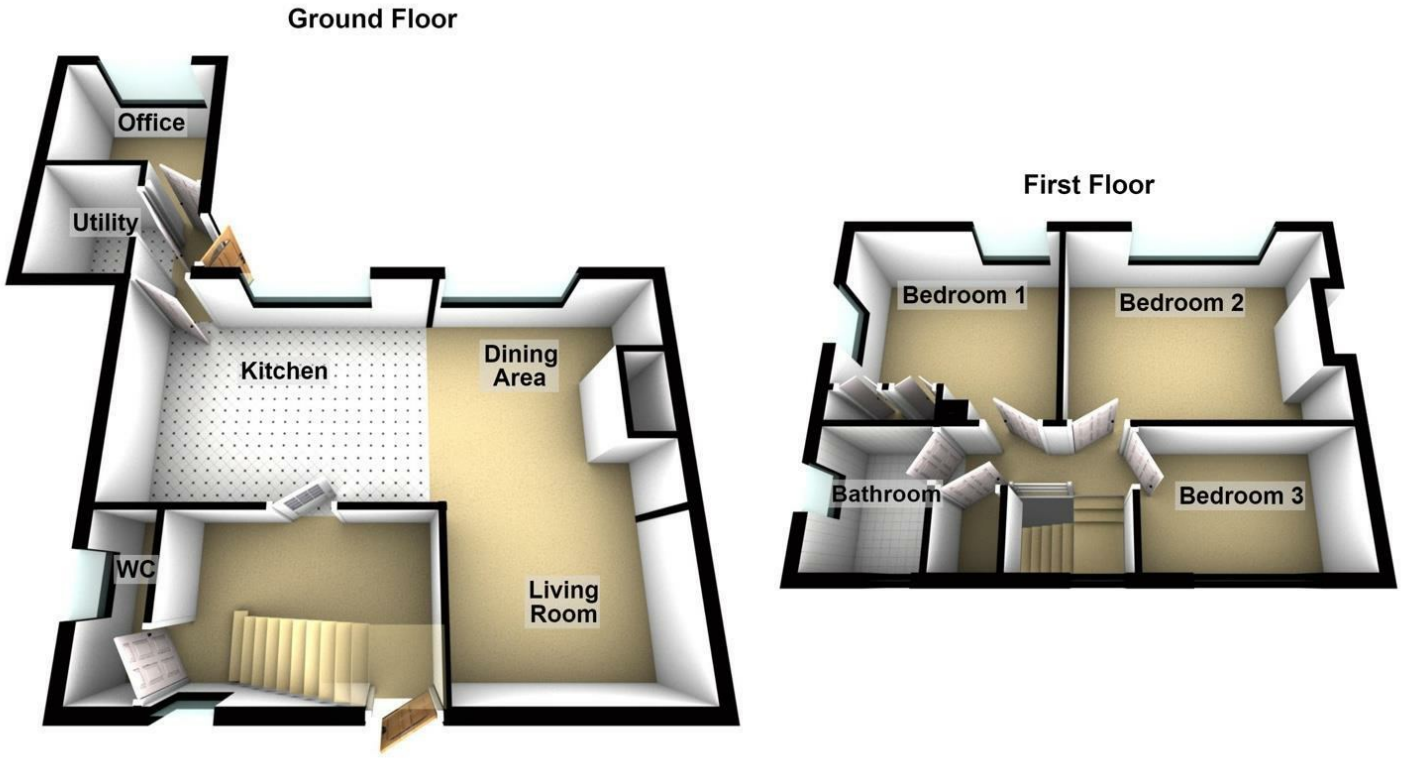
Stepping inside, you are welcomed by a central hallway, complete with a convenient ground floor W.C. From here, you enter the open-plan living space, comprising a living room, dining area and modern kitchen. The kitchen provides ample storage through attractive wall and base units, complemented by sleek worktops and a breakfast bar for casual dining. Integrated appliances include a hob and oven. This versatile space continues through to a practical utility room and a separate office, which offer access to the rear garden.

To the first floor, the property offers three bedrooms, each comfortably accommodating a double bed along with additional furnishings. The principal bedroom benefits from fitted wardrobes, while the second bedroom is a particularly spacious double. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the home boasts a generous rear garden, mainly laid to lawn with a substantial patio area, providing the perfect setting for outdoor dining and entertaining. A useful summerhouse/shed is positioned at the end of the garden, offering additional storage or hobby space. To the front, a private driveway provides convenient off-street parking.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 92.2 sq. metres (992.8 sq. feet)

Measurements:

Living Room
8'11" x 10'1"

Kitchen
10'6" x 14'5"

Dining Area
10'6" x 7'11"

Utility
4'3" x 6'2"

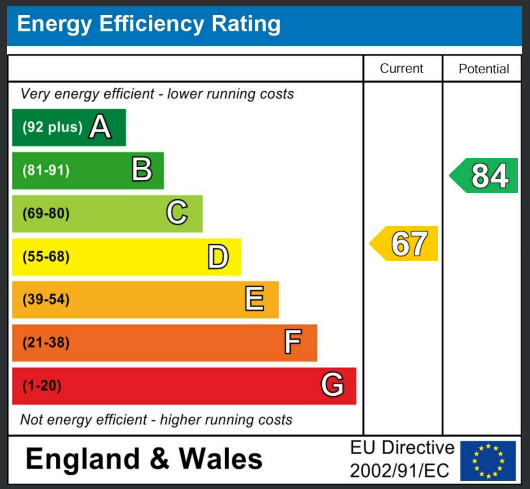
Office
8'0" x 7'6"

Bedroom One
10'6" x 13'8"

Bedroom Two
10'11" x 10'6"

Bedroom Three
10'8" x 6'10"

Bathroom
5'4" x 6'6"











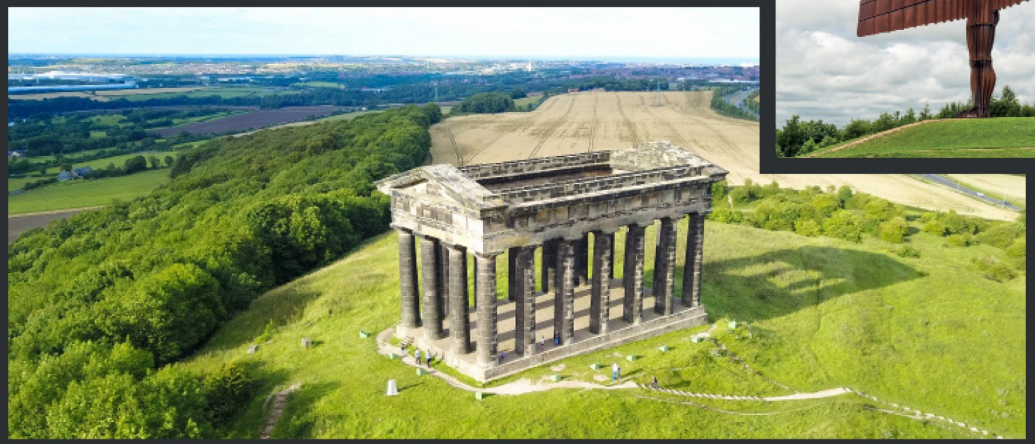
★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

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WE COVER THE WHOLE OF THE NORTH EAST

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*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News