



Westward Green | Whitley Bay | NE25 9SB

**£350,000**

We just adore this beautiful, 1930's semi-detached, family home. Enjoying a superb location, within catchment for popular local schools, close to the Metro, amenities and a short drive from Monkseaton Village, the vibrant Whitley Bay town centre and gorgeous beaches! Westward Green showcases a fabulous, South-Westerly rear garden, enclosed and not directly overlooked, with promises of long summer days and evenings when the weather allows! Impressive entrance hallway, front facing reception room with feature bay window, double doors open into the rear lounge with attractive feature fireplace and patio doors opening out to the rear garden. Stylish, "L" shaped family dining kitchen with integrated appliances and the dining area enjoying views towards the garden. Light and airy first floor landing, three generous bedrooms, the principal bedroom with fitted wardrobes. Wonderful family bathroom with separate shower cubicle, fully tiled walls and floor. The rear garden is lawned with patio area, front garden, driveway and long garage with measurements of 19'8 x 7'7, (5.99m x 2.31m).

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**Stunning 1930's Semi**

**Gorgeous, South-Westerly Garden**

**Close to Metro, Schools and Amenities**

**Two Reception Rooms**

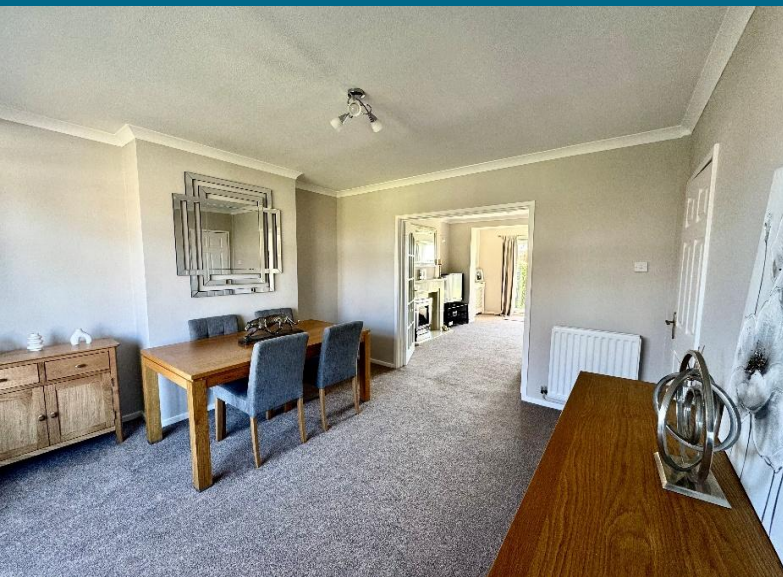
**Splendid Family Dining Kitchen**

**Three Spacious Bedrooms**

**Luxurious Bathroom with Shower**

**Driveway and Large Garage**

**For any more information regarding the property please contact us today**



**T: 0191 2463666**

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Double Glazed Entrance Door with leaded light inserts into:

**ENTRANCE HALLWAY:** Additional double glazed window, radiator, double glazed window, turned spindle staircase up to the first floor, door to:

**FRONT LOUNGE:** 14'6 x 11'6, (4.42m x 3.51m), into double glazed bay window and alcoves, radiator, coving to ceiling, stylish vertical radiator, double doors to:

**REAR LOUNGE:** 16'5 x 10'5, (5.0m x 3.18m), into alcoves, extended, beautifully presented rear lounge with double glazed patio door opening out to and overlooking the rear garden area, radiator, attractive feature fireplace, gas, living flame fire, (not tested), hearth, wall lights, radiator, radiator cover

**DINING KITCHEN:** (rear): 12'9 x 7'4, plus 7'6 x 6'9, ("L" shaped), a gorgeous quality fitted kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated fridge/freezer, one and a half bowl sink unit with mixer taps, wine rack, double glazed window, brick effect tiling, tiled floor, large under-stair storage cupboard, additional storage cupboard housing combination boiler, double glazed door to the garden area, two radiators, door to garage

**FIRST FLOOR LANDING AREA:** A lovely, bright landing area, double glazed window, door to:

**FAMILY BATHROOM:** 8'3 x 7'8, (2.52m x 2.33m), a stunning, re-fitted family bathroom, showcasing, curved bath with mixer taps, separate shower cubicle with chrome shower, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, two double glazed windows, radiator

**BEDROOM ONE:** (front): 14'9 x 8'8, (4.50m x 2.64m), into double glazed bay window, excluding depth of fitted wardrobes, providing ample hanging and storage space, radiator, laminate flooring

**BEDROOM TWO:** (rear): 11'5 x 10'4, (3.48m x 3.15m), into alcoves, enjoying a delightful aspect, radiator, laminate flooring

**BEDROOM THREE:** (front): 7'9 x 7'8, (2.36m x 2.33m), radiator, double glazed window

**EXTERNALLY:** A wonderful rear garden, not directly overlooked with a gorgeous, highly sought after, South-Westerly aspect. Beautifully maintained by the current owners, with lawn, patio area and borders. To the front of the property there is a block paved driveway, lawned area and borders.

**GARAGE:** 19'8 x 7'7, (5.99m x 2.31m), superb sized garage with plumbing for automatic washing machine, electric roller door, light and sockets.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Broadband

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.

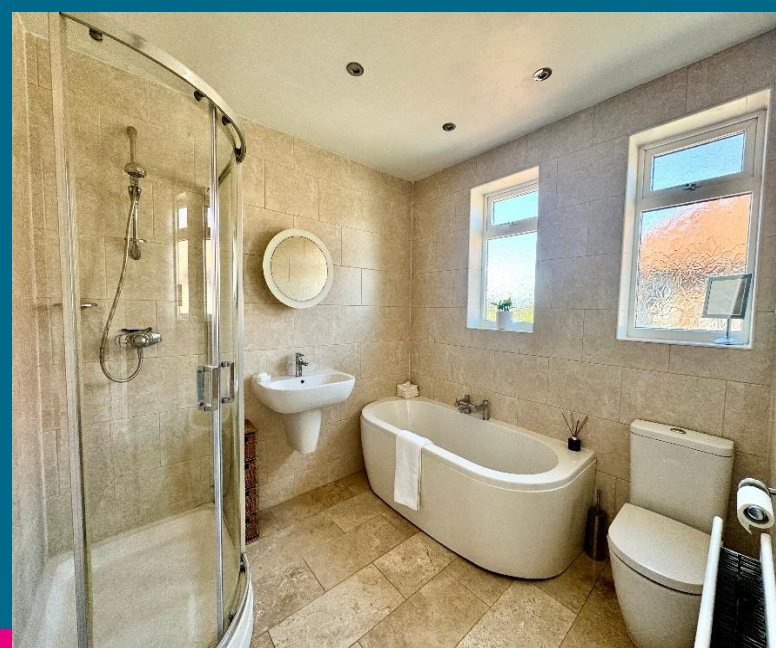
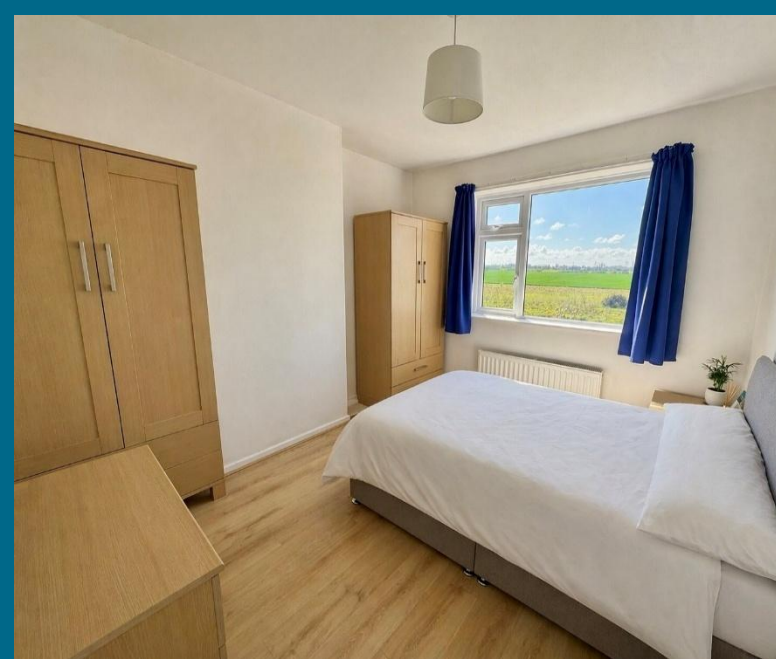
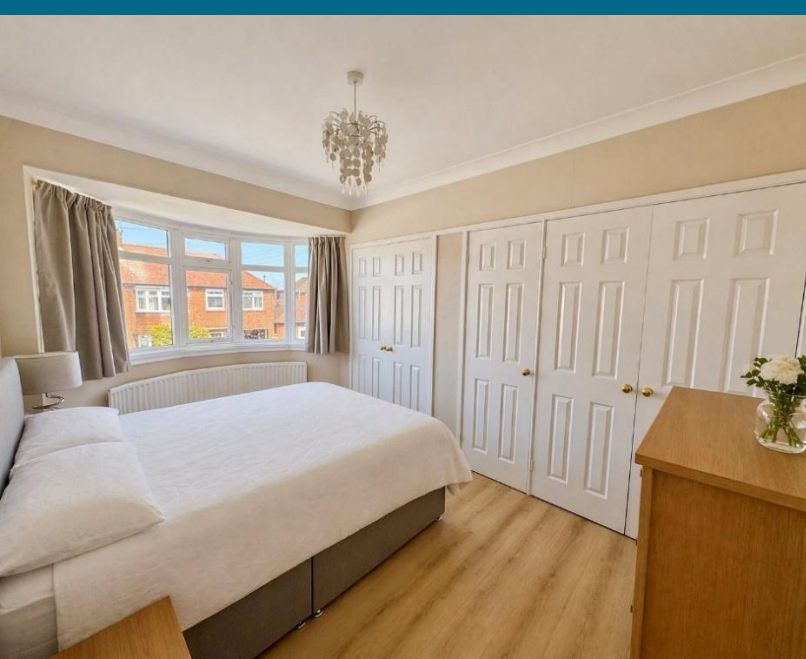
#### **TENURE**

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**

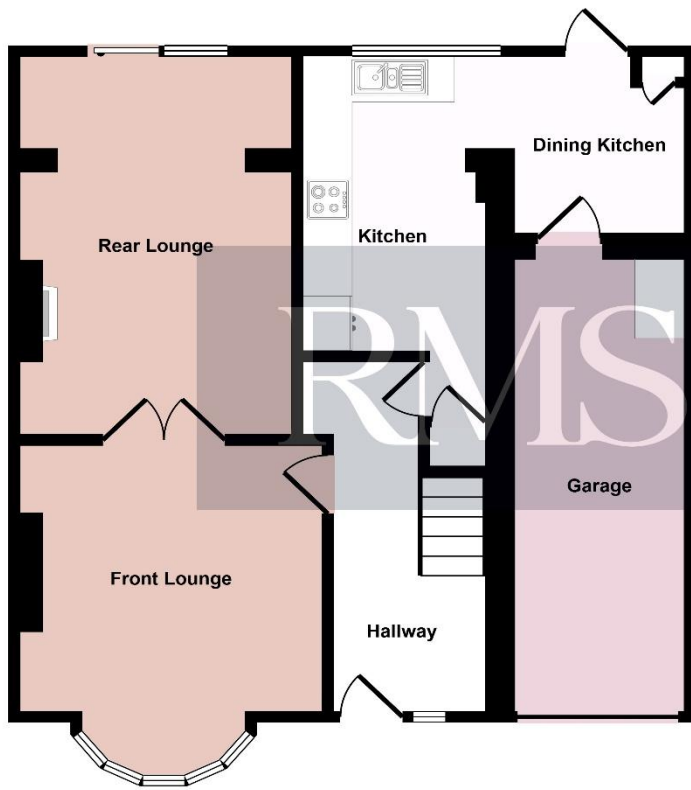
**EPC RATING: C**

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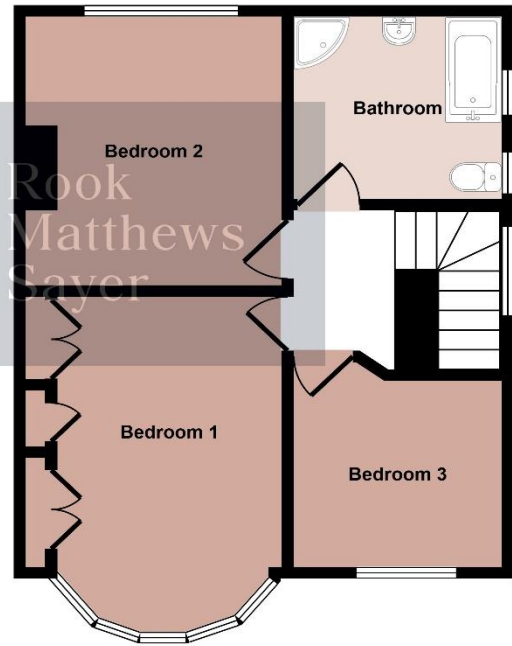


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Ground Floor



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		82 B
69-80	C	73 C	
55-68	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.



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