



## Seatonville Road Whitley Bay

A highly sought after, 1930's semi-detached family home offered with no onward chain. Within walking distance to popular local schools, shops, Monkseaton Village, bus routes and the Metro and just a short drive from Whitley Bay centre and beach. Spacious entrance porch, impressive hallway with original, turned staircase to the first floor, excellent sized lounge with feature bay window, fireplace and recess, separate dining room overlooking and with patio doors out to the garden. Family kitchen with utility space, access out to the garden and through to the garage. First floor landing area, three bedrooms, two with fitted wardrobes and the principle with feature bay window, family bathroom with separate shower cubicle. The rear garden is a fabulous size with raised patio and steps down to the lawned garden area with mature, well stocked borders and hedging. We understand that the property also has a cellar area, front driveway and garden with privacy hedging, attached garage.

# £295,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



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Double Glazed Entrance Door into:

ENTRANCE PORCH: double glazed window, door to:

ENTRANCE HALLWAY: spacious hallway with original, turned staircase up to the first floor, small under-stair cupboard, radiator, double glazed window, dado rail, door to:

LOUNGE: (front): 16'1 x 12'0, (4.90m x 12'0m), with measurements into alcoves and double glazed bay window, feature brick fireplace, recess, radiator, cornice to ceiling

DINING ROOM: (rear): 13'5 x 12'1, (4.09m x 3.71m), into alcoves, a gorgeous, light and airy lounge, double glazed patio doors overlooking and opening out to the rear garden, radiator, recessed hearth

KITCHEN: (rear): 9'5 x 6'3, (2.87m x 1.91m), incorporating a range of base, wall and drawer units, tiled worktops, sink unit with mixer taps, integrated double oven, electric hob, cooker hood, double glazed window, double glazed door to the garden, open through to:

KITCHEN/UTILITY SPACE: 7'6 x 5'0, (2.29m x 1.52m), base and wall units, fitted worktops, radiator, plumbed for automatic washing machine, door to:

GARAGE: 17'3 x 7'7, (5.26m x 2.31m), up and over garage door, storage space, power and lighting



FIRST FLOOR LANDING AREA: double glazed window, cornice to ceiling, door to:

BEDROOM ONE: (front): 15'9 x 10'1, (4.80m x 3.07m), into double glazed bay window with fitted window seat, excluding depth of sliding mirrored wardrobes providing ample hanging and storage space, radiator

BEDROOM TWO: (rear): 13'0 x 10'7, (3.96m x 3.22m), excluding depth of two, double fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 7'2 x 6'4, (2.18m x 1.93m), radiator, double glazed window

FAMILY BATHROOM: 8'9 x 6'4, (2.67m x 1.93m), maximum measurements, shower cubicle, Mira shower, bath, pedestal washbasin, low level w.c., fully tiled walls, double glazed window, radiator

EXTERNALLY: Large, private rear garden, with raised, paved patio area, lawn, mature, well stocked borders, shed. To the front of the property there is a driveway and attached garage, front garden area and privacy hedging. We understand that the property has a cellar area

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

#### 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: B**

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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.

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