



## Northcote Avenue Monkseaton, Whitley Bay

An exceptional, extended, corner family semi-detached home on this highly sought after street within Monkseaton Village. Within catchment for popular local schools and a short walk to the Metro, local shops, restaurants, bars and amenities. Northcote Avenue also has an excellent proximity to Whitley Bay town centre and our wonderful beach and coastline. This gorgeous family home has been substantially extended, re-designed and beautifully presented throughout, offering, spacious, stylish and versatile accommodation throughout. Boasting a fabulous corner plot with extensive, wrap around gardens, enjoying all aspects of the sunshine at any point throughout the day, two large sheds, greenhouse, lawn and mature, well stocked borders. The front showcases a large driveway with parking for multiple vehicles, garage and access through to the garden. You are welcomed from the entrance porch into the larger style hallway, the lounge enjoys a feature bay window, fireplace and living flame fire, flowing through to the dining room with the French doors overlooking and opening out to the garden area. The family dining kitchen is outstanding, with a two- colour range of contemporary and curved units, integrated appliances and breakfast bar. Enjoy the family room area with French doors out to the garden, downstairs cloaks/w.c., access through to the garage. Impressive, split level landing area leading to five excellent sized bedrooms, two with contemporary and stylish fitted wardrobes. Luxurious family bathroom with separate shower cubicle, we understand that the loft is also floored for storage purposes and the energy efficient, owned solar panels generating additional income towards energy savings.

£545,000

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Double Glazed Entrance Door with Stained Leaded Light insert to:

**ENTRANCE PORCH:** spacious porch with double glazed windows, tiled floor, double glazed door into:

**ENTRANCE HALLWAY:** a larger than average hallway with small under-stair cupboard housing meters and larger cloaks cupboard, radiator, turned staircase up to the first floor, door to:



**LOUNGE:** (front): 15'5 x 12'2, (4.70m x 3.71m), with measurements into double glazed bay window and alcoves, gorgeous feature fireplace with cast iron, gas coal effect fire, tiled inset, radiator, wood flooring, cornice to ceiling, flowing into:

**DINING ROOM:** (rear): 15'2 x 11'5, (4.62m x 3.48m), into alcoves and walk-in bay window with double glazed French doors opening out to and overlooking the garden area, radiator, wood flooring, open through to:



**DINING KITCHEN:** (rear): 17'5 x 14'4, (5.31m x 4.37m), a stunning, extended and re-fitted dining kitchen and family room, bright and airy with a contemporary, stylish range of two colour, base, wall and drawer units, curved units, breakfast bar, contrasting worktops, integrated electric oven, hob, cooker hood, fridge, freezer and dishwasher, sink unit with mixer taps, recessed down-lighters, two double glazed windows, double glazed French doors out to the garden, Herringbone stylish flooring, radiator, down-lighters above breakfast bar, spotlights to ceiling, additional recess with door to the garage and door to:

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c. with push button cistern, half tiled walls, Herringbone style flooring, radiator, double glazed window

**GARAGE:** 15'3 x 9'3, (4.65m x 2.82m), sink unit with mixer taps, plumbed for automatic washing machine, electric roller door

**FIRST FLOOR LANDING:** impressive, split-level landing, double glazed window, large storage cupboard housing hot water cylinder, door to:



**BEDROOM ONE:** (front): 15'5 x 9'3, (4.70m x 2.82m) excluding depth of stylish fitted wardrobes and into double glazed bay window, radiator

**BEDROOM TWO:** (rear): 12'3 x 9'0, (3.73m x 2.74m), excluding depth of stylish fitted wardrobes, radiator, double glazed window

**BEDROOM THREE:** (front): 13'0 x 9'0, (3.96m x 2.74m), radiator, double glazed window

**BEDROOM FOUR:** (rear): 9'0 x 8'4, (2.74m x 2.54m), radiator, double glazed window

**BEDROOM FIVE:** (front): 9'3 x 7'9, (2.82m x 2.36m), radiator, double glazed window, loft access, we understand that the loft is fully insulated and floored with light, excellent for storage

**BATHROOM:** (rear): 8'7 x 7'7, (2.62m x 2.31m), a luxurious re-fitted bathroom, comprising of, bath with hot and cold mixer taps, separate shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled floor, double glazed window, fully tiled walls

**EXTERNALLY:** beautiful gardens which wrap around the front, side and rear of this gorgeous home. Enjoying a sunny aspect at various points around the garden at different times of the day, you really can make the most of your outdoor living space. With ample privacy hedging, lawn, patios, two large sheds, greenhouse, outside tap, mature borders, apple, pear and plum trees. To the front of the property there is a large, driveway with ample parking for multiple vehicles, privacy hedging

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/on street

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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:** TBC

WB2367.AI.DB.03.03.2025 .V.2





**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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