



Wembley Avenue | Whitley Bay | NE25 8TA

£350,000

An elegant and beautiful semi-detached, family home with gorgeous views over Crawford Park to the rear. Re-designed and upgraded throughout offering light, airy, classy and spacious accommodation throughout! Within walking distance to Monkseaton Village, Metro and within catchment for popular local schools, also just a short drive from the beach, the location is truly excellent! There is a gorgeous entrance hallway, downstairs cloaks/w.c., lounge with feature bay window, fireplace and gas, living flame fire, open plan family dining kitchen with a stunning re-fitted kitchen, peninsula and integrated appliances. There are French doors out to the garden area, attractive feature fireplace and gas, living flame fire, separate utility room. Spacious landing, three bedrooms, two with fitted wardrobes, stunning re-fitted family bathroom with separate shower cubicle. Beautiful rear garden with delightful South-Easterly aspect, lawn, borders, shed and patio, overlooking the park, generous front, block paved driveway.

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Double Glazed Entrance Door with stained leaded light insert through to:

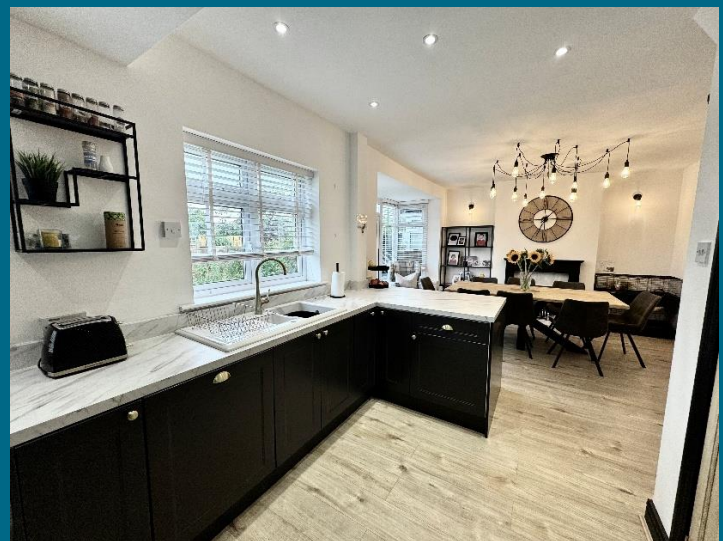
ENTRANCE HALLWAY: Beautifully presented hallway with original, turned staircase up to the first floor, fitted runner carpet to the staircase, laminate flooring, double glazed window, radiator, open through to the dining kitchen, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary downstairs w.c., comprising of, vanity sink unit with mixer taps, low level w.c. with push button cistern, half height panelling, radiator, laminate flooring, double glazed window

LOUNGE: (front): 15'6 x 12'7, (4.72m x 3.84m), with measurements into alcoves and feature double glazed bay window, attractive fireplace with gas, coal effect fire, marble hearth and back panel, picture rail, laminate flooring

DINING KITCHEN: 25'7 x 15'3, (7.80m x 4.65m), maximum measurements, into alcoves, a stunning, re-designed and re-fitted family dining kitchen with double glazed French doors out to the rear garden. The kitchen is showcasing a fabulous elegant kitchen incorporating a range of base, wall and drawer units, contrasting worktops, contemporary five burner hob, cooker hood, integrated oven and microwave, fridge/freezer and dishwasher, one and a half bowl sink unit with brass mixer taps, laminate flooring, double glazed window, brick effect tiling, radiator, feature fireplace with gas, living flame fire, door to:

UTILITY ROOM: 14'7 x 5'8, (4.45m x 1.73m), excellent storage space, contemporary worktop, plumbed for automatic washing machine, combination boiler, additional coal cupboard, double glazed door to the front



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FIRST FLOOR LANDING AREA: double glazed window, picture rail, door to:

BATHROOM: 7'8 x 7'5, (2.33m x 2.26m), luxurious re-fitted family bathroom, enjoying, shower cubicle with shower, additional forest waterfall spray, bath with mixer taps, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, two double glazed windows, towel radiator, contemporary flooring, modern panelling to walls, shaver point

BEDROOM ONE: (front): 12'1 x 9'9, (3.68m x 2.97m), excluding depth of attractive fitted wardrobes, loft access with pull down ladders, we understand that the loft is mostly boarded for storage purposes, radiator, double glazed window

BEDROOM TWO: (rear): 11'9 x 9'7, (3.58m x 2.92m), radiator, double glazed window, two double fitted wardrobes

BEDROOM THREE: (front): 8'3 x 7'5, (2.52m x 2.26m), radiator, picture rail, double glazed window

EXTERNALLY: beautiful enclosed garden with views over Crawford Park, enjoying a South-Easterly aspect, with patio, lawn, well stocked borders and shed. Block paved front driveway for off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre to cabinet

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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Awaiting floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

