



Wellington Avenue | Whitley Bay | NE25 9TG

£240,000

A gorgeous, 1920's, cottage style family semi, beautifully positioned on this sought after street. Close to local schools, bus routes and approximately a ten minute walk from West Monkseaton Metro. Well-presented throughout and showcasing a fabulous, South facing garden with patio, lawn and shed. Entrance hallway, lounge with feature plinth, recess and electric stove fire, stylish breakfasting kitchen with French doors out to the garden area, Light and airy landing, two double bedrooms, contemporary and stylish bathroom with shower. Garage and potential driveway, subject to dropped kerb consent. No onward chain.

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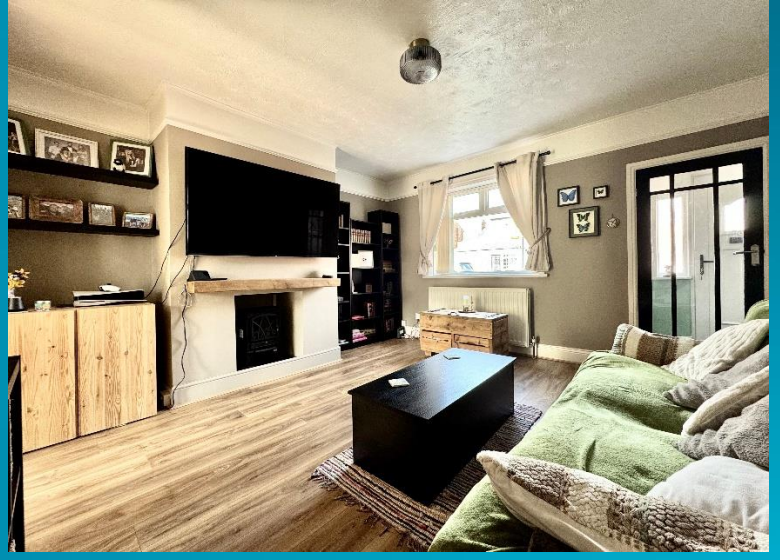
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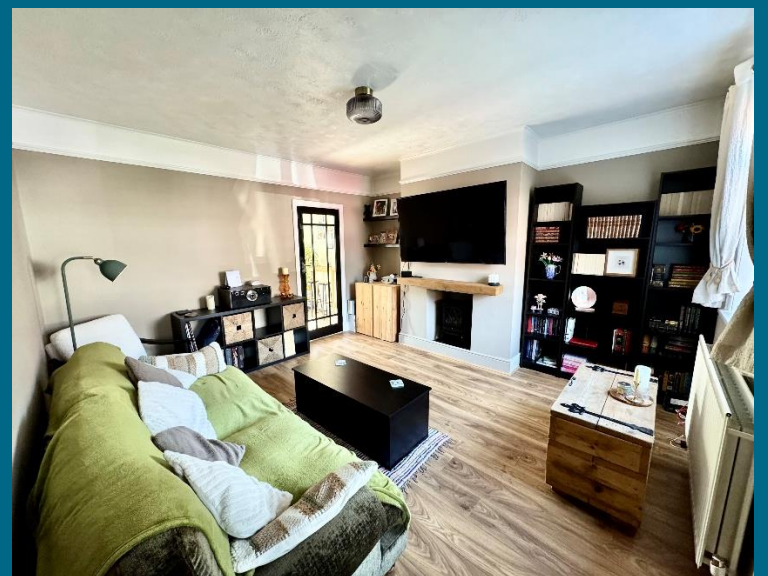


Double Glazed Entrance Door to:

ENTRANCE HALLWAY: bright and airy hallway with staircase up to the first floor, door through to garage, double glazed window, laminate flooring, door to:

LOUNGE: (front): 14'0 x 13'4, (4.27m x 4.06m), into alcoves, picture rail, double glazed window, recessed hearth, plinth, electric stove fire, radiator

BREAKFASTING KITCHEN: (rear): 16'7 x 6'6, (5.05m x 1.98m), stylish, light and airy breakfasting kitchen with breakfast bar, double glazed French doors out to the garden area, large under-stair storage/recess area, double glazed window, stylish kitchen comprising of a range of, base, wall and drawer units, worktops, gas point, combination boiler, laminate flooring, radiator, single drainer sink unit with mixer taps, tiled splashbacks



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FIRST FLOOR LANDING AREA: double glazed window, loft access, which we understand is half boarded, door to:

FAMILY BATHROOM: modern and stylish suite, showcasing, bath, electric shower, vanity sink unit with on-bench sink, mixer taps, low level w.c. with push button cistern, double glazed window, radiator, modern tiling

BEDROOM ONE: (front): 16'7 x 11'0, (5.05m x 3.35m), maximum measurements, into alcoves, radiator, double glazed window, recessed hanging space

BEDROOM TWO: (rear): 9'7 x 8'5, (2.92m x 2.57m), plus door recess, radiator, double glazed window

EXTERNALLY: a gorgeous, south facing rear garden with lawn and rear patio area, shed, outside tap

GARAGE: 15'7 x 6'7, (4.75m x 2.0m), Electricity point, double doors to front garden/potential driveway, subject to dropped kerb consent

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

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: B

EPC RATING: D

WB3259.AI.DB.04/08/2025.V.2



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AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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

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.

