



Relton Court | Whitley Bay | NE25 8DX

£275,000

Beautifully located in the heart of the highly sought after Monkseaton Village, within a conservation area, close to local shops, fabulous schools, amenities, Metro and vibrant restaurants. It is also approximately a ten-fifteen minute, walk from our gorgeous coastline and Whitley Bay centre. This lovely family home is offered with no onward chain and boasts a light, clean and airy ambience throughout. With excellent room sizes you are welcomed into Relton Court through a spacious hallway with cloaks cupboard, downstairs cloaks/w.c. Superb sized, open plan lounge/dining room with feature central staircase and large under-stair storage area. Family kitchen with integrated appliances and double-glazed stable rear door to the garden. Spacious landing, three double bedrooms, two with fitted storage. Large family bathroom with corner bath and separate shower cubicle. The rear town garden boasts a delightful South-Westerly aspect and there is a large front garden with mature tree and path, set back from the road

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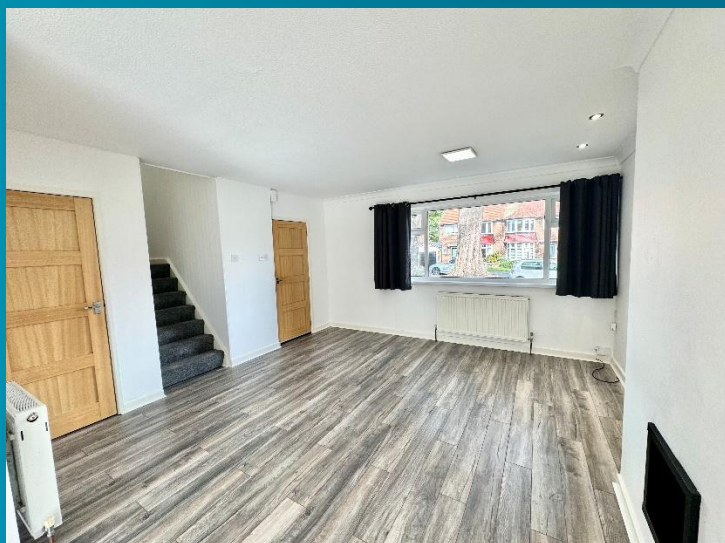
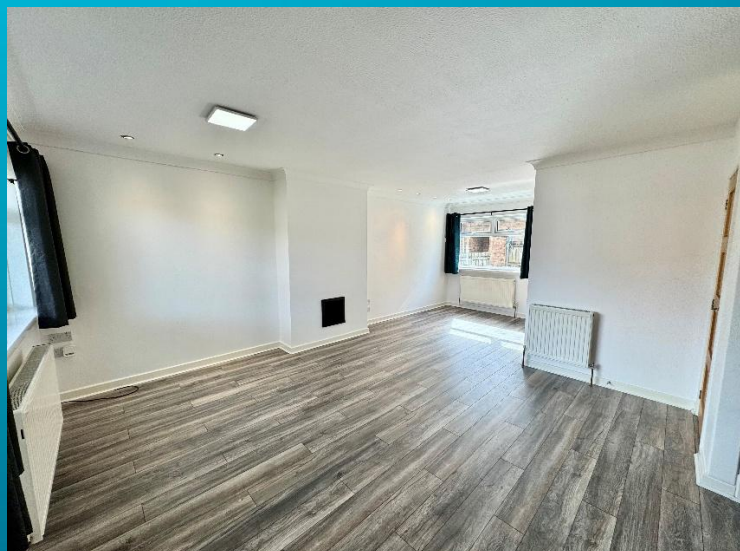
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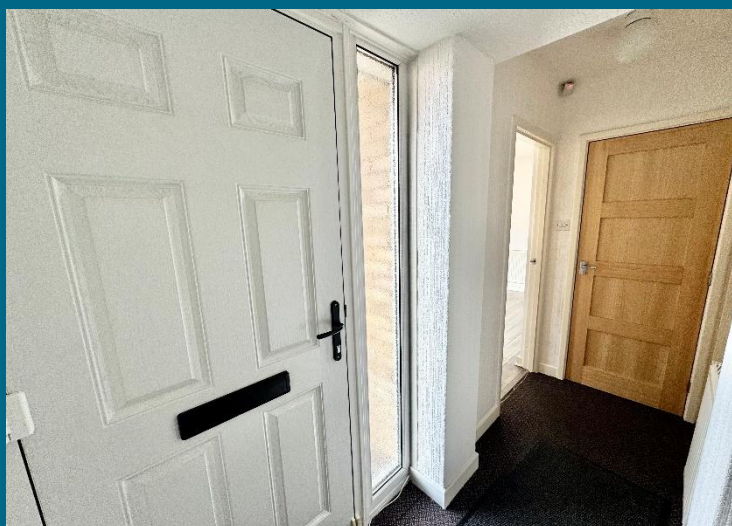
Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, large cloaks cupboard, door to:

DOWNSTAIRS CLOAKS/W.C.: vanity sink unit, low level w.c., double glazed window, radiator

LOUNGE/DINING ROOM: (dual aspect): 21'9 x 13'7, (6.63m x 4.15m), maximum measurements, a beautiful, light and airy lounge through dining room, with large double-glazed window to the front and rear, central, turned staircase up to the first floor, large under-stair storage cupboard, three radiators, spotlights into alcoves, door to:

KITCHEN: (rear): 11'5 x 7'8, (3.48m x 2.33m), stylish range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated double oven, gas hob, cooker hood, freestanding fridge freezer, (negotiable), plumbed for automatic washing machine, radiator, double glazed window, "Worcester" combination boiler, double glazed stable door out to the rear town garden



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FIRST FLOOR LANDING AREA: sun tube, allowing additional light onto the landing area, door to:

BEDROOM ONE: (rear): 10'9 x 10'8, (3.28m x 3.25m), two storage cupboards, radiator, double glazed window, laminate flooring

BEDROOM TWO: (front): 10'6 x 10'3, (3.20m x 3.12m), including depth of fitted storage, laminate flooring, radiator, double glazed window

BEDROOM THREE: (front): 10'1 x 6'7, (3.07m x 2.0m) radiator, double glazed window

BATHROOM: 9'6 x 7'4, (2.84m x 2.24m), corner bath, shower cubicle with electric shower, vanity sink unit, low level w.c. with recessed flush, panelling, radiator, laminate flooring, double glazed window

EXTERNALLY: delightful South-Westerly aspect, low maintenance, gated access to rear lane. Front garden area with mature tree, raised border areas and path

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

WB3354.AI.DB.10.09.2025.V.3



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Ground Floor 5 Relton Court

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		
69-80	C	72 C	77 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



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.