



St Aidans Road | Wallsend | NE28 8QG

Offers Over £260,000

This neutrally decorated semi-detached property is offered for sale and presents an attractive opportunity for families seeking a comfortable and practical home. Situated in a convenient location, residents can enjoy easy access to public transport links, local amenities, and nearby parks.

The house benefits from two well-proportioned reception rooms. The main reception room, which features a bay window and inviting fireplace, serves as a welcoming formal living space. The second reception area is designed as a dining room and enjoys a pleasant garden view through large windows. This space flows seamlessly into the open-plan kitchen, creating an ideal setting for both everyday living and entertaining.

The kitchen itself is bright and spacious, filled with natural light and providing ample dining space. Its open-plan layout also allows for direct access to the garden, making outdoor dining and family activities effortless.

Upstairs, there are three bedrooms. The master bedroom features built-in wardrobes and a large bay window that fills the room with light. The second bedroom is a generous double with calming views over the garden. The third bedroom is currently arranged as a home office, providing flexibility for modern lifestyles. A modern shower room completes the upstairs accommodation.

Externally, the property boasts a private garden, dedicated parking, and the additional benefit of EV charging facilities. An EPC rating of D ensures a reasonable level of energy efficiency.

Overall, this home offers a harmonious blend of open-plan living, practical features, and a family-friendly environment in a well-connected locality.

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ENTRANCE HALL

LOUNGE

14'11 x 13'1 (4.55m x 4m)
KITCHEN DINING ROOM

27'6 x 15'5 (8.38m x 4.7m)
FIRST FLOOR LANDING

BEDROOM ONE
15' x 10'4 (4.57m x 3.15m)

BEDROOM TWO
12'6 x 11'9 (3.8m x 3.58m)

BEDROOM THREE/STUDY
8'11 x 7'8 (2.72m x 2.34m)

SHOWER ROOM
7'10 x 7'7 (2.39m x 2.31m)

EXTERNAL

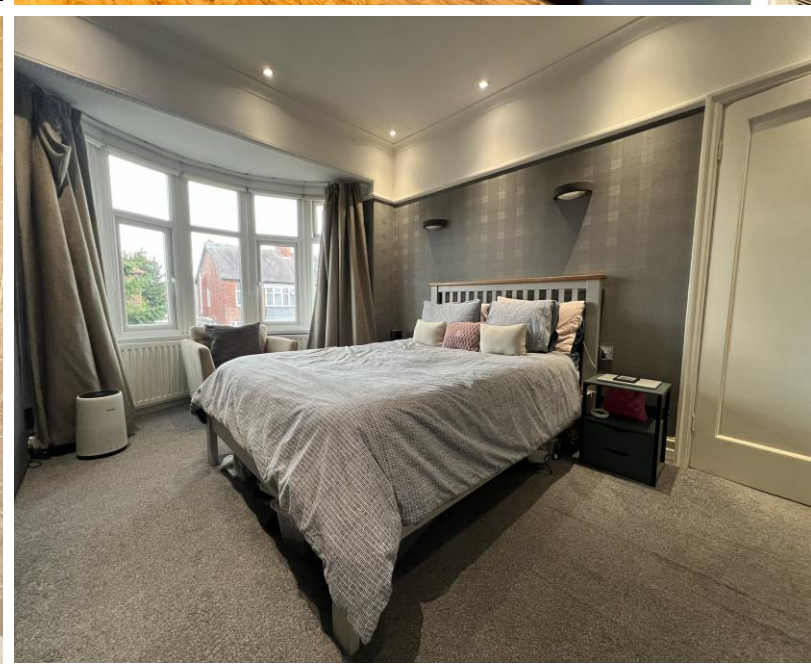
Large enclosed rear garden. Decking and Block paving.
EV charging point to the front, garage, driveway



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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: C

EPC RATING: D

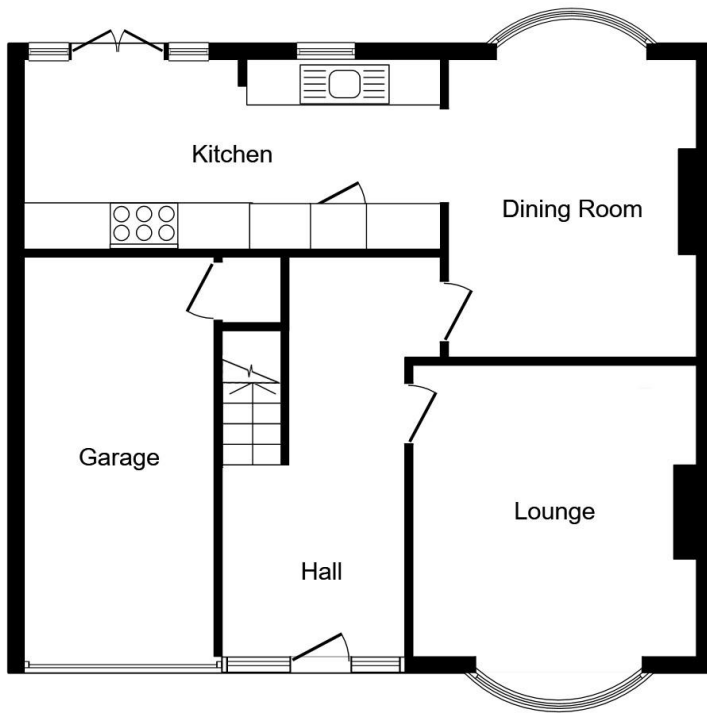
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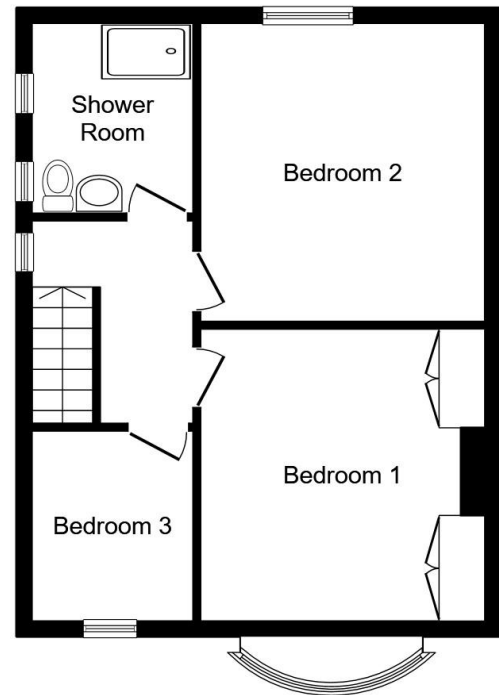
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.

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