



Relton Place | Whitley Bay | NE25 8DU

£320,000

Located in the thriving coastal community of Monkseaton, this beautiful three-bedroom end terraced home is within walking distance of a wide range of independent cafes and restaurants, local amenities, schools and Monkseaton Metro Station. A fantastic home for coastal living, being just a short distance from the ever popular Whitley Bay. The property comprises of a welcoming entrance hallway which benefits from a W.C/Cloakroom and a useful storage cupboard, a contemporary good- sized kitchen with integrated appliances, impressive open plan lounge/dining room with a feature gas fire. This bright and airy room features French doors opening directly on to the South facing rear patio garden, perfect for entertaining or relaxing. To the first floor, there is a generous sized landing, three double bedrooms, one of the bedrooms benefitting from built in storage cupboards. A splendid shower room completes the upper floor perfectly. Externally the property continues to impress with a South facing rear patio garden and to the front is a patio garden and double garage, providing secure parking and extra storage.

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Semi Detached

Shower Room

Three Bedrooms

Sought After Location

Downstairs Cloakroom

Enclosed Rear Patio Garden

Open Plan Lounge/Dining Room

Front Patio Garden and Garage

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: cloaks cupboard, radiator door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal wash basin, low level w.c with push button cistern, laminate flooring, double glazed window

LOUNGE/DINING ROOM: (rear): 23'9 x 16'9 (7.3m x 6.1m), superb sized lounge/dining room, feature gas fire, French doors to the rear patio garden, two radiators, double glazed window, spotlights to ceiling, central, turned staircase to the first floor:

KITCHEN: (front): 14'4 x 6'9 (4.4m x 2.1m), stylish range of base, wall and drawer units, roll edge worktops, one and a half bowl drainer sink unit with mixer taps, integrated oven, electric hob, cooker hood, pantry cupboard, part tiled walls, spotlights to ceiling, double glazed window



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FIRST FLOOR LANDING: double glazed window, two storage cupboards, door to:

PRINCIPAL BEDROOM: (front): 11'6 x 11'7 (3.5m x 3.6m), double storage cupboard, double glazed window, radiator

BEDROOM TWO: (REAR): 12'8 x 10'1 (3.9m x 3.1m), double glazed window, radiator

BEDROOM THREE: (REAR): 12'8 x 6'5 (3.9m x 1.9m), double glazed window, radiator

SHOWER ROOM: (FRONT): shower cubicle, pedestal wash basin, low level w.c with push button cistern, part tiled walls, tiled flooring, double glazed window, spotlights to ceiling, radiator

EXTERNALLY: South facing rear patio garden with shed, gated access to the rear lane. Front patio garden with double garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

WB3531.LI.DB.17.12.2025.V.2



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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		79 C
55-68	D	62 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 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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