



Whittingham Road | North Shields | NE30 3TB

£380,000

Ideally positioned within a desirable residential location, this elegant three-bedroom semi-detached home offers a refined blend of character and contemporary living, just moments from the coastline and perfectly suited to those seeking space, style and a relaxed coastal lifestyle. The property opens into a welcoming entrance hallway leading through to an impressive open-plan dining kitchen, fitted with modern units, quality worktops, integrated appliances and a breakfast bar. This bright and sociable space is perfect for everyday living, with French doors opening directly onto the rear garden. The dining area opens into the living room, finished with elegant décor, feature fireplace and ample space for seating and entertaining. Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a spacious double, benefiting from additional storage. The second bedroom is another comfortable double also with storage, ideal for guests or family use. The third bedroom is a good-sized single. The accommodation is completed by a modern family bathroom, featuring a bath, separate shower enclosure, vanity storage, W.C and contemporary tiling. Externally, the property benefits from a private driveway to the front providing off-street parking. To the rear is a well-maintained garden, laid to lawn with paved seating area, with the added benefit of a garden room. This versatile space is currently used as a leisure area and includes a WC, making it ideal for entertaining, home working or relaxing. The property is ideally located within walking distance of Whitley Bay Beach, Cullercoats Bay, King Edward's Bay and Tynemouth Longsands, offering excellent coastal walks, cafés and local amenities close by.



3



2



1

For any more information regarding the property please contact us today

HALLWAY: Entrance door, cloaks cupboard, radiator, staircase to first floor, door to:

DINING KITCHEN – 19'0" x 11'2" (5.79m x 3.40m): Fitted with a range of wall, base and drawer units, integrated dishwasher, washer dryer, electric oven and gas hob, cooker hood, work surfaces, Belfast basin, tiled splashbacks, space for dining table, double glazed windows, double glazed French doors to rear garden, radiator, ceiling coving, open to:

LIVING ROOM – 12'5" x 14'1" (3.78m x 4.29m)
Into alcoves: Double glazed window, ceiling coving, media points to wall, radiator.

BEDROOM ONE – 13'6" x 10'9" (4.11m x 3.28m)
Maximum measurements: Plus storage cupboard, double glazed window, radiator.

BEDROOM TWO – 10'9" x 10'6" (3.28m x 3.20m) Maximum measurements: Plus storage cupboard, double glazed window, radiator.

BEDROOM THREE – 7'7" x 9'4" (2.31m x 2.84m):
Double glazed window, radiator.

BATHROOM – 8'2" x 7'6" (2.49m x 2.29m):
Panelled bath, separate shower enclosure with rainfall shower, vanity basin, low level cistern W.C, tiled walls and flooring, double glazed window, towel radiator.

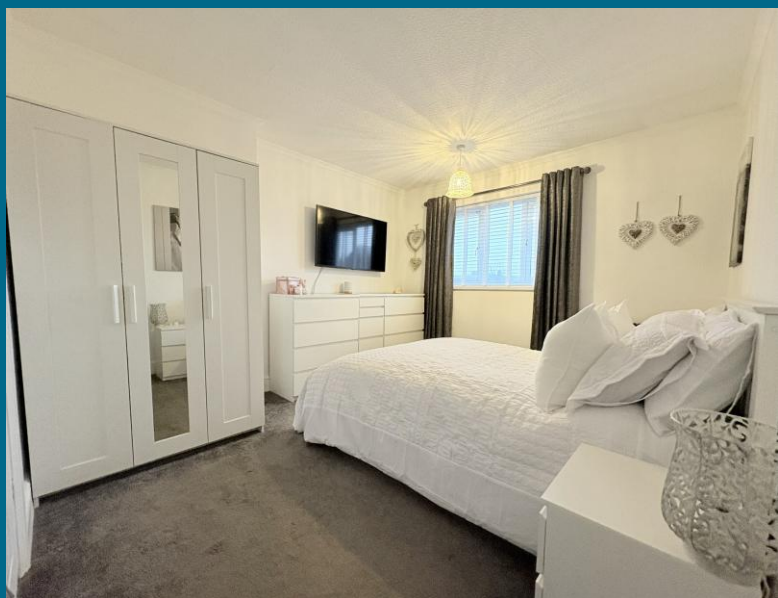
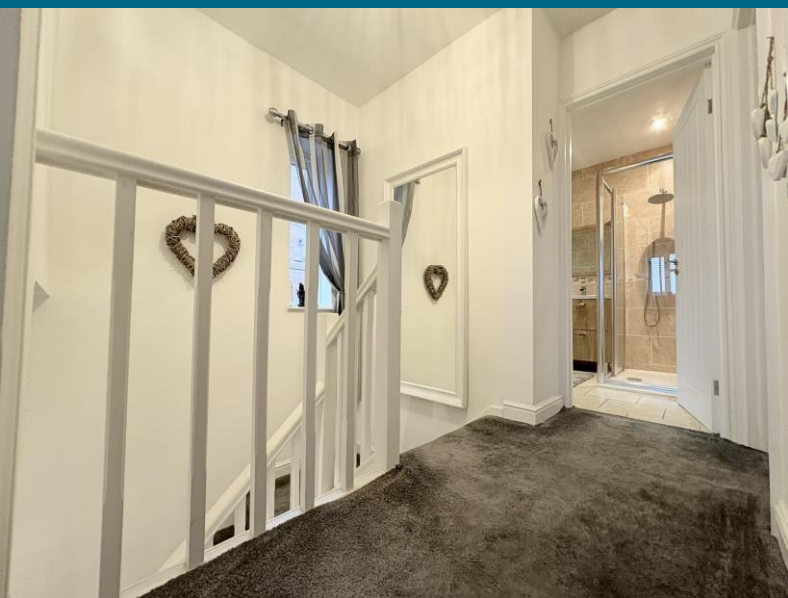
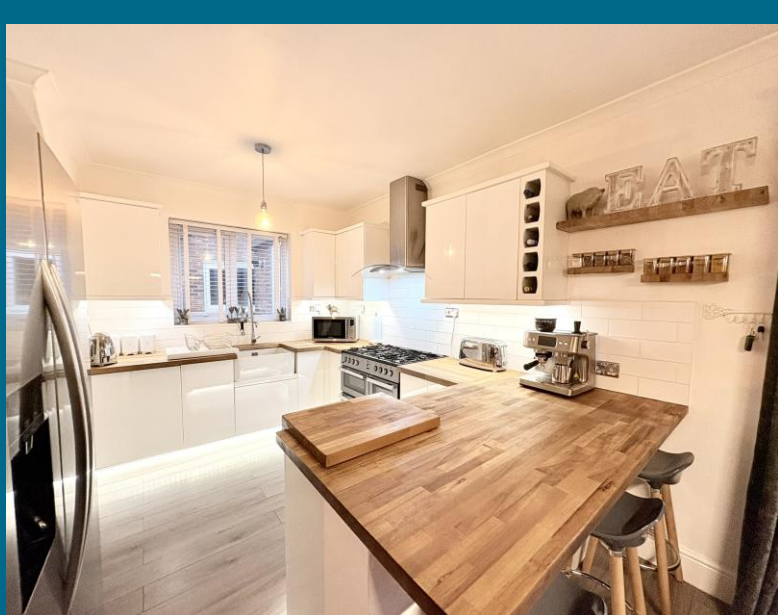
GARDEN ROOM / OUTBUILDING – 16'3" x 8'7" (4.95m x 2.62m) + 10'5" x 7'8" (3.18m x 2.34m):
Currently used as hot tub and leisure area, W.C room, power and lighting, separate boiler, double glazed windows.

EXTERNALLY: The property benefits from a spacious driveway at the front. To the rear is a South-West facing garden which has a paved seating area and laid to lawn with planted borders.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable/Sky

Mobile Signal Coverage Blackspot: No

Parking: 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

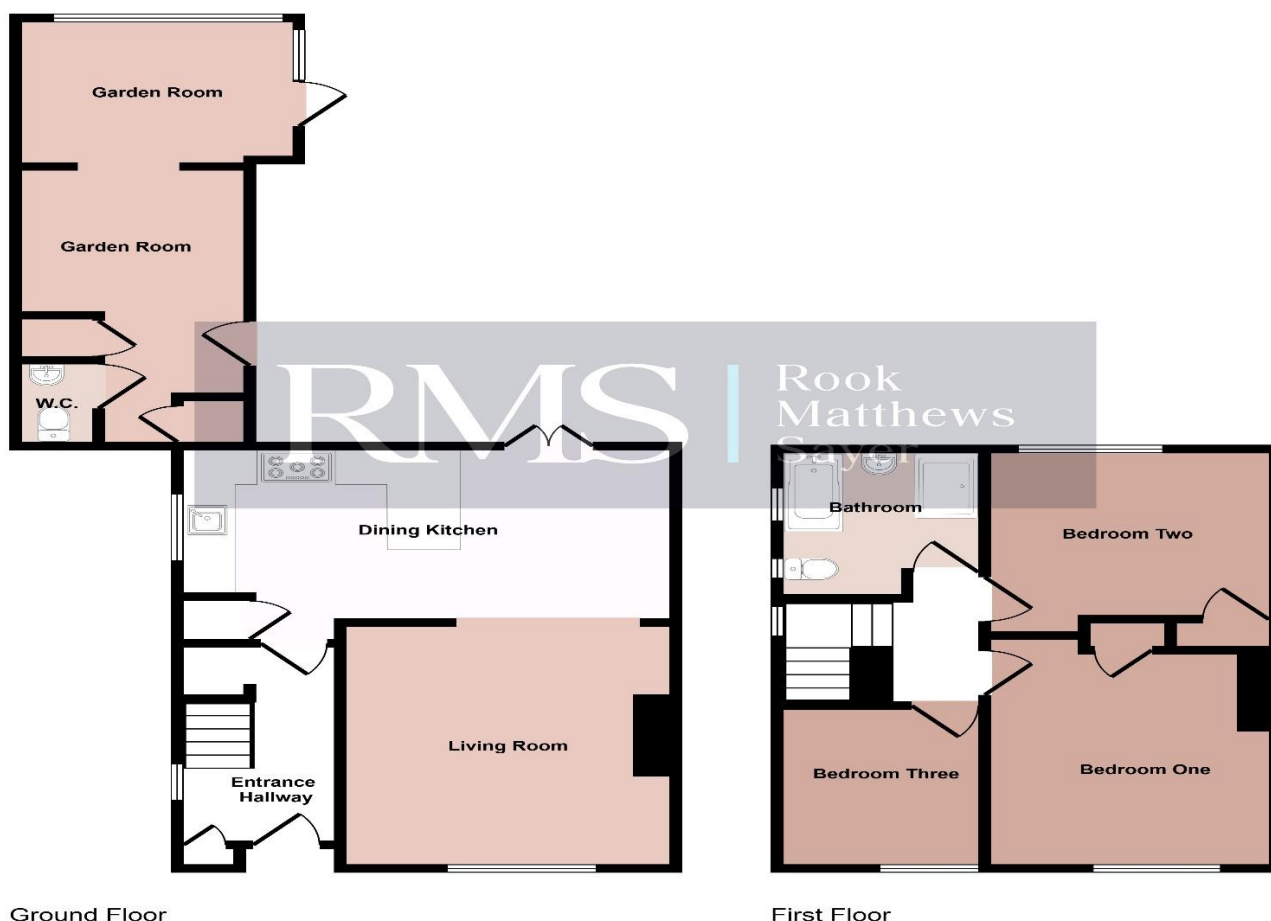
WB3559.TJ.DB.02.02.2026 .V.1



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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		82 B
69-80	C		
55-68	D	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 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.