



Monkridge | Whitley Bay | NE26 3EH

£275,000

Showcasing a beautiful corner plot just a short walk from Whitley Bay beach, promenade, bus routes, local shops and schools. This much loved link-detached bungalow is available with no onward chain and enjoys a large, low maintenance front and side garden, the enclosed, rear courtyard garden benefits from a delightful sunny aspect. You are welcomed into a spacious, light and airy hallway with Velux window, the lounge has fabulous proportions into the feature bay window and there is a gorgeous fireplace with gas stove fire. Splendid, stylish and sleek re-fitted kitchen, separate utility area, access out to the rear courtyard and into what was originally the garage, but is now utilised as an additional room, (we understand that a final building control certificate was not obtained). There is a double bedroom to the front and a modern, re-fitted shower room with rainfall shower. Double gates to the enclosed driveway. A fabulous opportunity to live in this gorgeous location which will undoubtedly present you with a much envied lifestyle.

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Beautiful Link-Detached Bungalow

Walking Distance to the Beach

Light and Airy Entrance Hall

Lounge with Feature Bay Window

Attractive Fireplace

Stylish Re-Fitted Kitchen & Shower Room

Double Bedroom, Additional Garage Space

Front and Side Gardens, Rear Patio, Drive



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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: A light and airy hallway with Parquet style flooring, Velux window, large storage cupboard, radiator, double glazed window

LOUNGE: (side): 15'4 x 13'9, (4.67m x 4.19m), into double glazed bay window and alcoves, attractive feature fireplace with gas stove fire, radiator, picture rail, cornice to ceiling

KITCHEN: (rear): 10'6 x 7'7, (3.20m x 2.31m), a stylish, sleek, re-fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, vertical radiator, single drainer sink unit with mixer taps, tiled floor, storage cupboard, door to:

UTILITY ROOM: 7'4 x 4'6, (2.26m x 1.37m), worktop, fitted wall unit, plumbed for automatic washing machine, tiled floor, radiator, double glazed window, door to original garage area

BEDROOM ONE: (front): 13'8 x 8'9, (4.17m x 2.67m), double glazed window, radiator

SHOWER ROOM: Contemporary re-fitted shower room, showcasing, walk in, double shower cubicle with chrome shower and forest waterfall additional spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, radiator, tiled splashbacks, double glazed window, extractor fan

ORIGINAL GARAGE AREA/ROOM: 16'1 x 7'7, (4.90m x 2.31m), originally the garage, now with double glazed window, radiator and storage cupboard. We understand that a final building control certificate was not obtained. It may be possible for the vendor to look into supplying an indemnity policy for this, (legal advice should be sought).

EXTERNALLY: Wrap around gardens to the front and side with paved patios, dwarf wall and fencing, gated access into the front and side garden. Double gates to the driveway. Enclosed rear courtyard with delightful sunny aspect.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

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

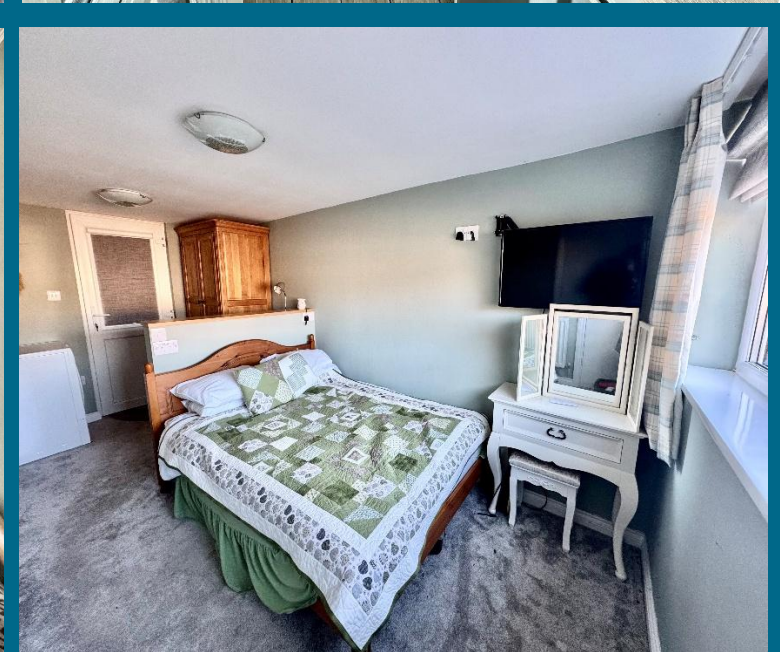
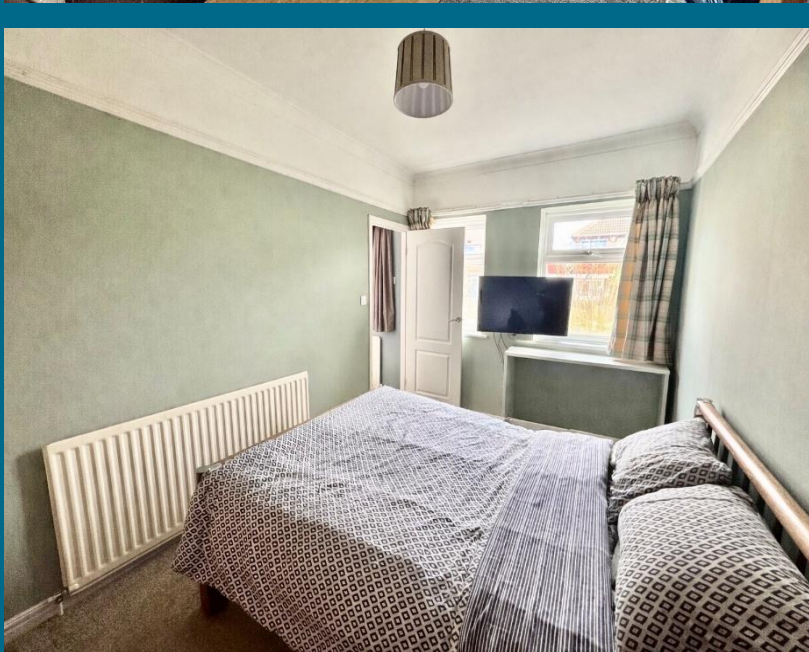
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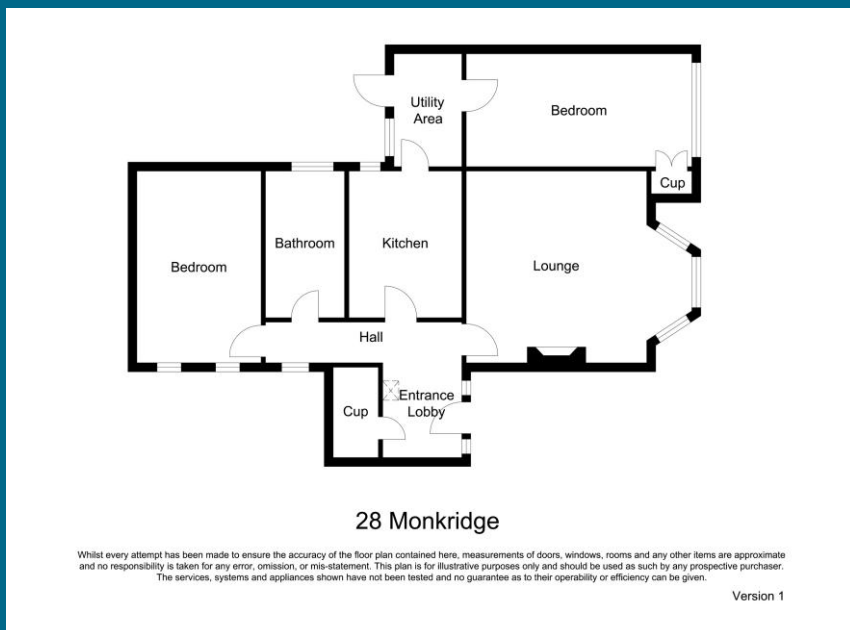
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.

