



Priory Avenue | Whitley Bay | NE25 8RU

**£280,000**

Set within a well-established residential setting, this attractive three-bedroom home offers a layout that feels both generous and adaptable, with a combination of traditional proportions and practical modern additions. The ground floor opens with a welcoming hallway leading through to a spacious living room, where a wood burning stove creates a strong focal point and adds real character to the space. A second reception room sits alongside, offering excellent flexibility, equally suited as a dining room, additional lounge or even a ground floor bedroom depending on requirements. To the rear, the kitchen has a modern range of units and provides ample workspace, flowing naturally through to a conservatory that extends the living space and enjoys a pleasant outlook over the garden. Upstairs, three well-proportioned bedrooms are arranged across the first floor, complemented by a family bathroom and the added practicality of two separate WC's. Externally, the property occupies a good-sized plot with a block-paved driveway to the front providing off-street parking for multiple vehicles, along with an electric vehicle charging point. To the rear, the garden is mainly laid to lawn with planted borders and offers a private outdoor space with plenty of potential.

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### Three Bedroom Semi-detached House

Generous rear garden

Spacious lounge with wood burning stove

Three well-proportioned bedrooms

Family bathroom plus two separate WC's

Block-paved driveway

Conservatory overlooking the rear garden

Popular residential location

For any more information regarding the property please contact us today

**ENTRANCE HALL:** Access via UPVC entrance door, staircase to first floor, access to lounge, dining room and kitchen.

**LIVING ROOM** 14'5" x 11'10" (4.40m x 3.60m): Double glazed windows to the front, radiator, feature fireplace with wood burning stove.

**RECEPTION ROOM** 12'10" x 9'0" (3.90m x 2.74m): Double glazed windows to the front and side, radiator, versatile additional reception room.

**KITCHEN** 15'5" x 9'11" (4.70m x 3.02m): Fitted wall and base units, work surfaces, sink unit, integrated oven and hob with extractor, space for appliances, tiled floor and splashback, wall mounted combi boiler, double glazed window.

**CONSERVATORY** 12'7" x 9'6" (3.84m x 2.90m): Double glazed windows and roof, tiled floor, French doors to the side.

**HALF LANDING:** Access to separate WC, double glazed window.

**W.C:** Low level WC, double glazed frosted window.

**BEDROOM ONE** 15'2" x 9'11" (4.62m x 3.02m): Double glazed windows to the front, radiator.

**BEDROOM TWO** 13'3" x 9'1" (4.04m x 2.77m): Double glazed window to the front, radiator.

**BEDROOM THREE** 10'5" x 9'11" (3.18m x 3.02m): Double glazed window to the rear, radiator.

**BATHROOM** 6'1" x 4'11" (1.85m x 1.50m): Panelled bath with shower over, wash basin, tiled walls, double glazed frosted window.

**FIRST FLOOR W.C:** Low level WC.

**EXTERNAL:** Front: Block-paved driveway providing off-street parking for multiple vehicles, electric vehicle charging point.

Rear: Mainly lawned garden with planted borders and fenced boundary.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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: A

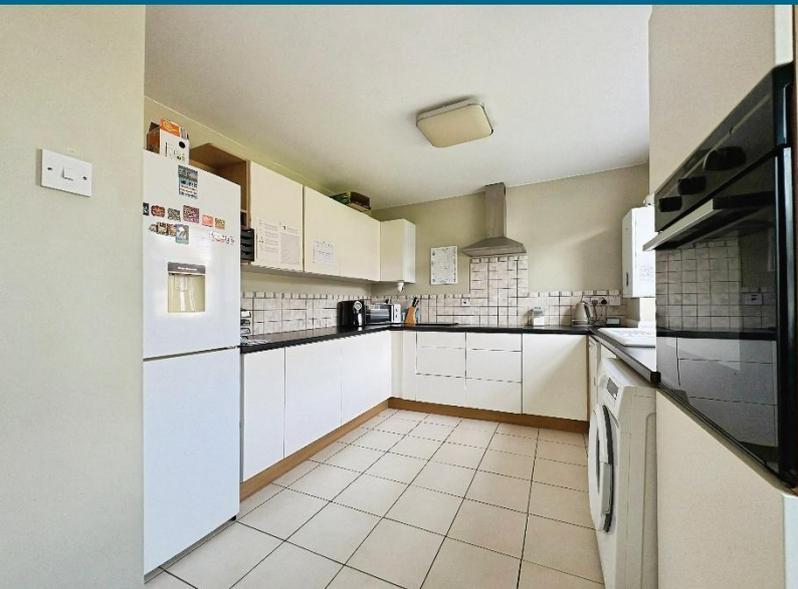
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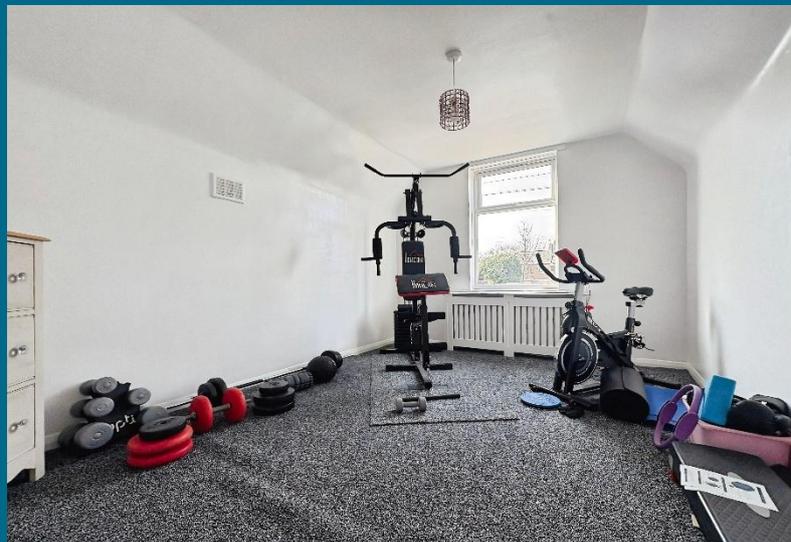
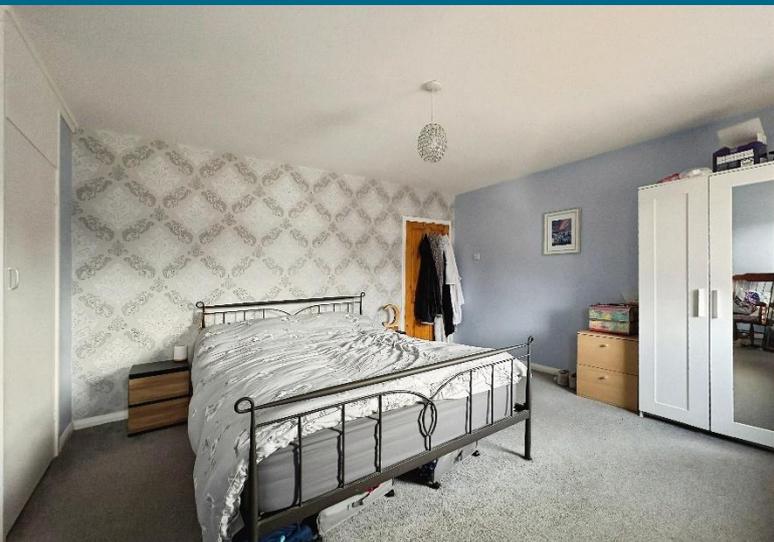
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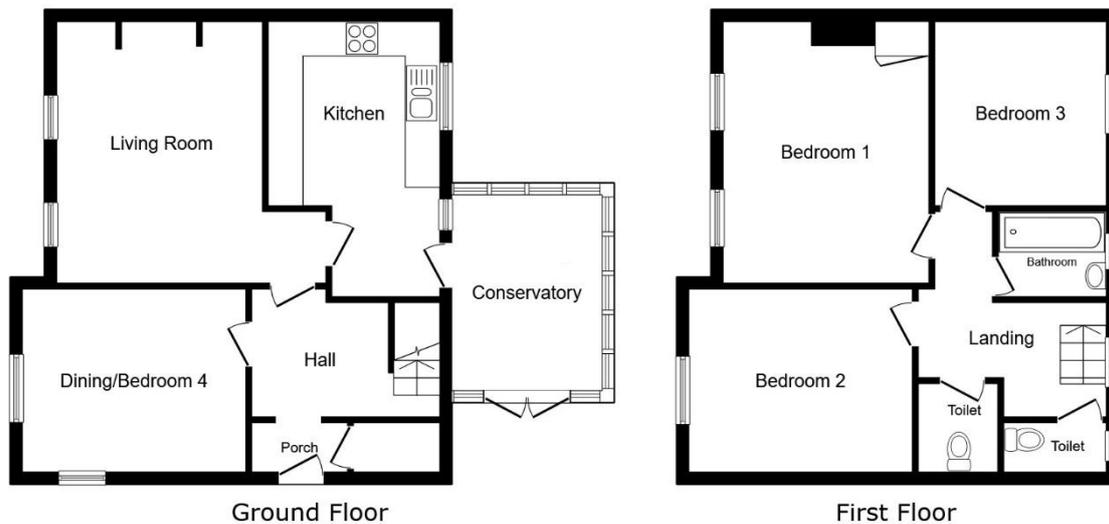
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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](http://www.Propertybox.io)

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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.



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