



Chollerford Avenue | Whitley Bay | NE25 8DQ

£449,950

We are in absolute awe of this 1930's semi-detached family home! Within walking distance to Marden Quarry Nature Reserve, Whitley Bay Town Centre, local schools, Whitley Bay Metro station and our fabulous coastline, perfect for scenic walks before enjoying the lively local social scene. Entrance hallway, turned staircase, gorgeous lounge with feature bay window, shutter blinds and a stunning gas fire. Beautiful open plan kitchen diner with integrated appliances, pantry cupboard, door to garage and a spacious conservatory looking out to the rear garden. To the first floor are three well-proportioned bedrooms, with two of the bedrooms complete with fitted wardrobes, providing excellent storage space. Completing the first floor is a stunning shower room with a walk-in shower and additional rain fall shower. To the rear of the property is an exquisite garden enjoying a Southerly aspect with patio, lawn and fenced borders. The property also benefits from a large paved driveway and garage.

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ENTRANCE VESTIBULE: tiled floor, stained glass window, door to:

ENTRANCE HALLWAY: 6'4 x 11'11 (1.94m x 3.65m), impressive sized hallway with feature turned staircase, wooden flooring, radiator

LOUNGE: (front) 11'1 x 11'6 (3.65m x 3.52m), fabulous lounge with feature bay window, shutter blinds, gas fire, alcoves, three radiators, wooden flooring

KITCHEN: (rear) 11'8 x 7'1 (3.58 x 2.4m), superb kitchen with a range of base, wall and drawer units, quartzite worktops, integrated electric oven, hob, microwave, dishwasher, fridge, one and a half bowl sink unit with mixer taps, pantry cupboard, two double glazed windows, lino flooring, spotlights to ceiling, door to garage

DINING AREA: (rear) 15'8 x 12'1 (4.79m x 3.94m), decorative plaster work to ceiling, wooden flooring, radiator

BEDROOM ONE: (front) 11'4 x 12 (3.46m x 3.68m), fitted wardrobes, cornice to ceiling, double glazed window, shutter blinds, radiator

BEDROOM TWO: (rear) 11'1 x 12'2 (3.38m x 3.72m), fitted wardrobes, cornice to ceiling, double glazed window, shutter blinds, radiator

BEDROOM THREE: (front) 7'2 x 8'1 (2.2m x 2.71m), cornice to ceiling, shutter blinds, radiator

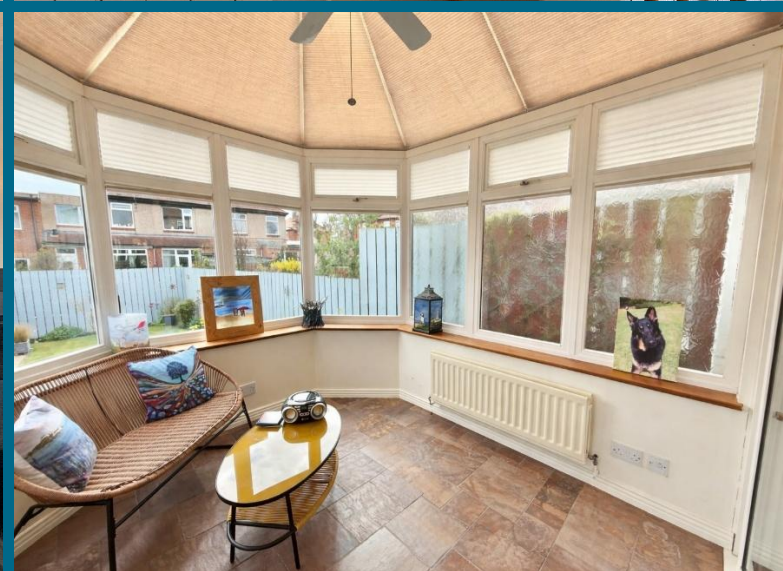
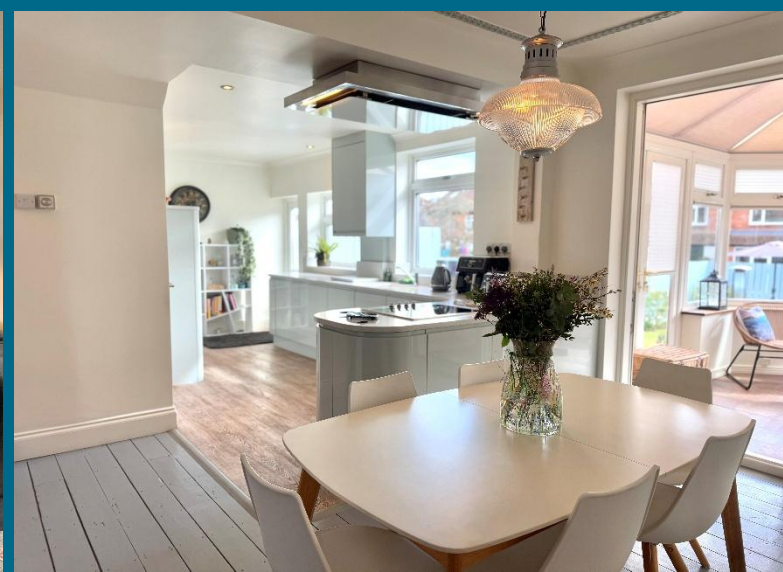
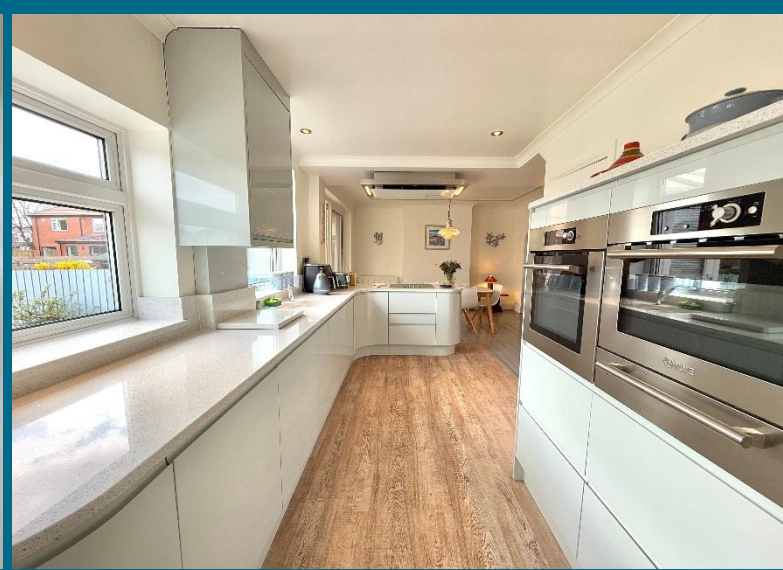
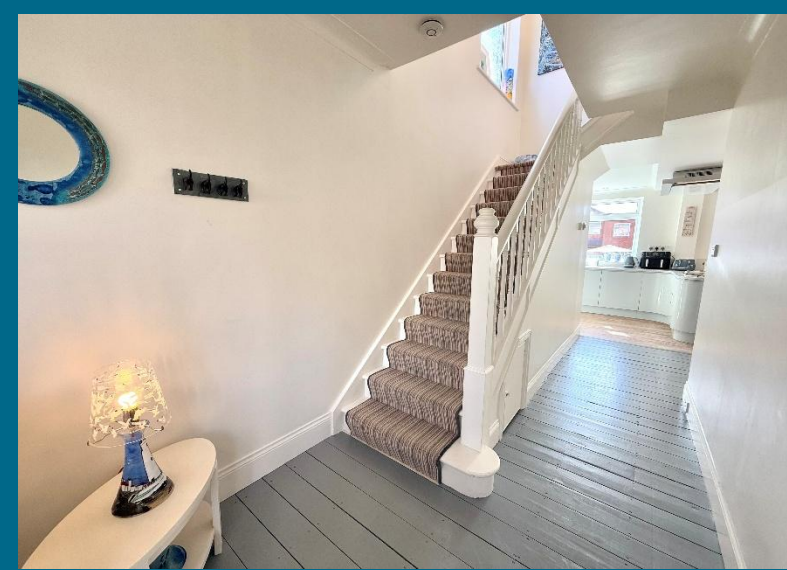
SHOWER ROOM: (rear) curved vanity sink unit with taps, walk in shower with additional rainfall shower, low level w.c. with push button cistern, two double glazed windows, shutter blinds, Victorian style cast iron white and chrome radiator, spotlights to ceiling

EXTERNALLY: a fabulous rear garden with sought after Southerly aspect, patio area, lawn fenced borders, garage to the front and a large paved driveway

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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.

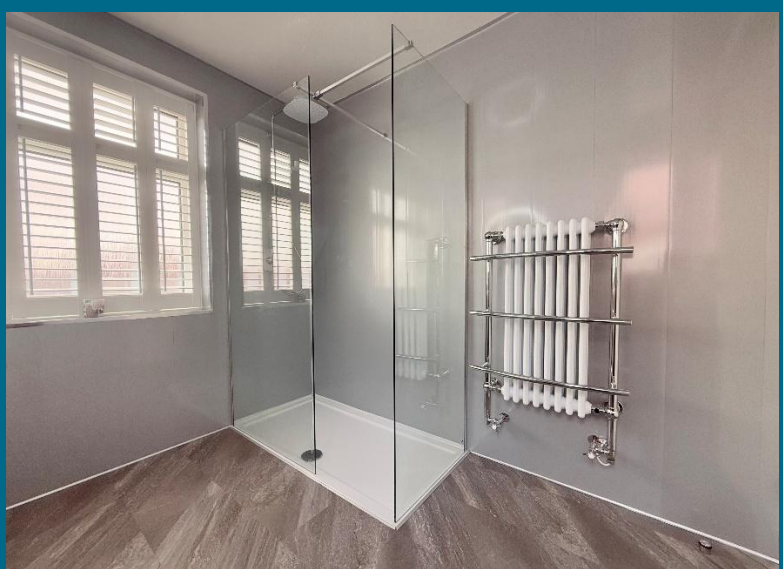
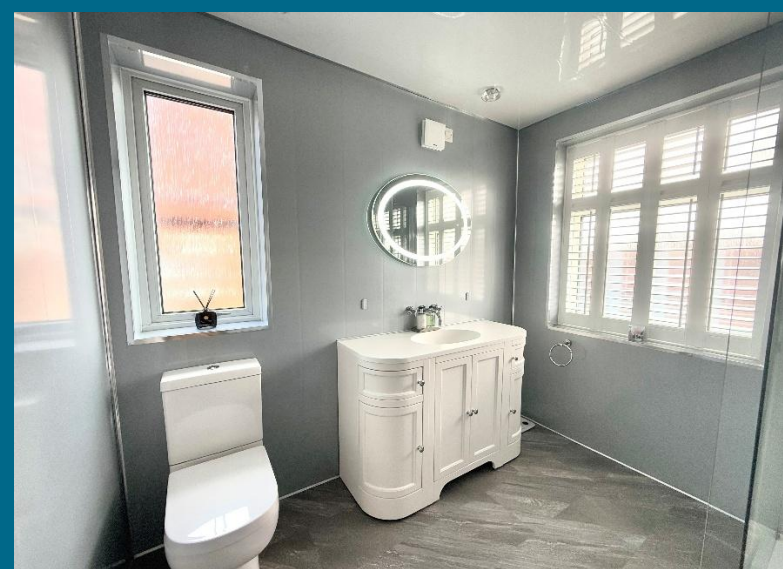
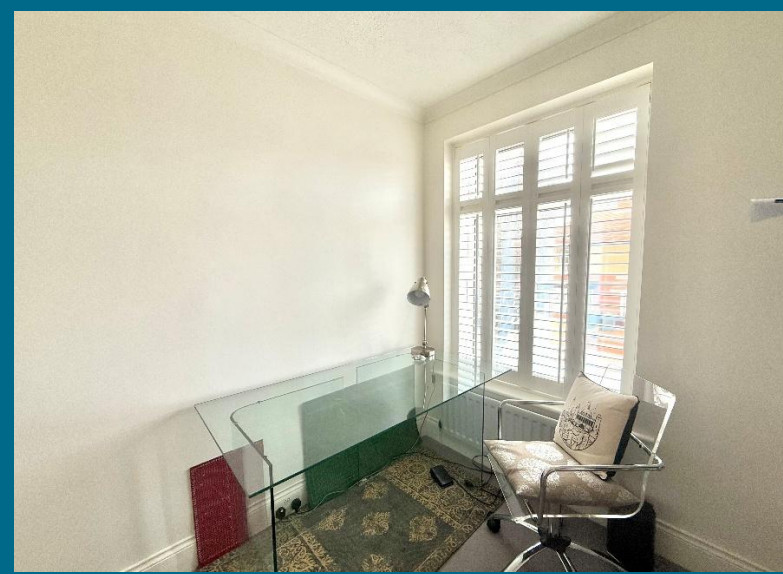
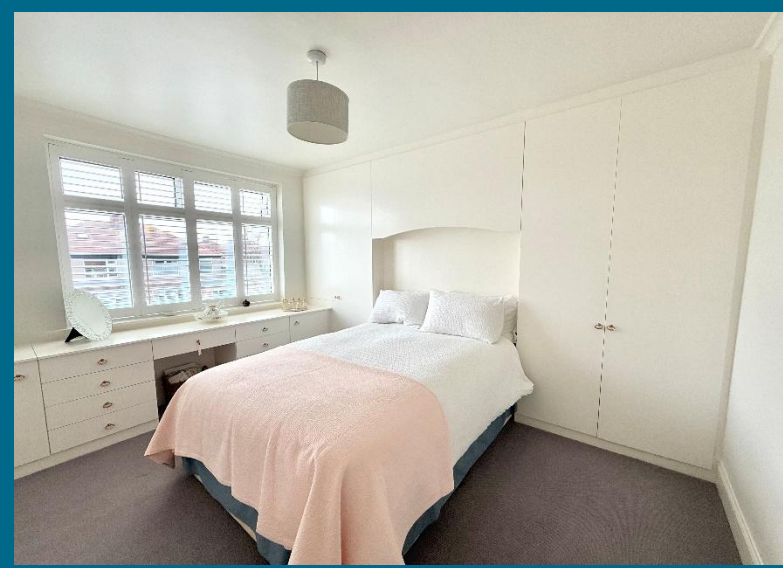
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For any more information regarding the property please contact us today

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PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: FTTP
 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

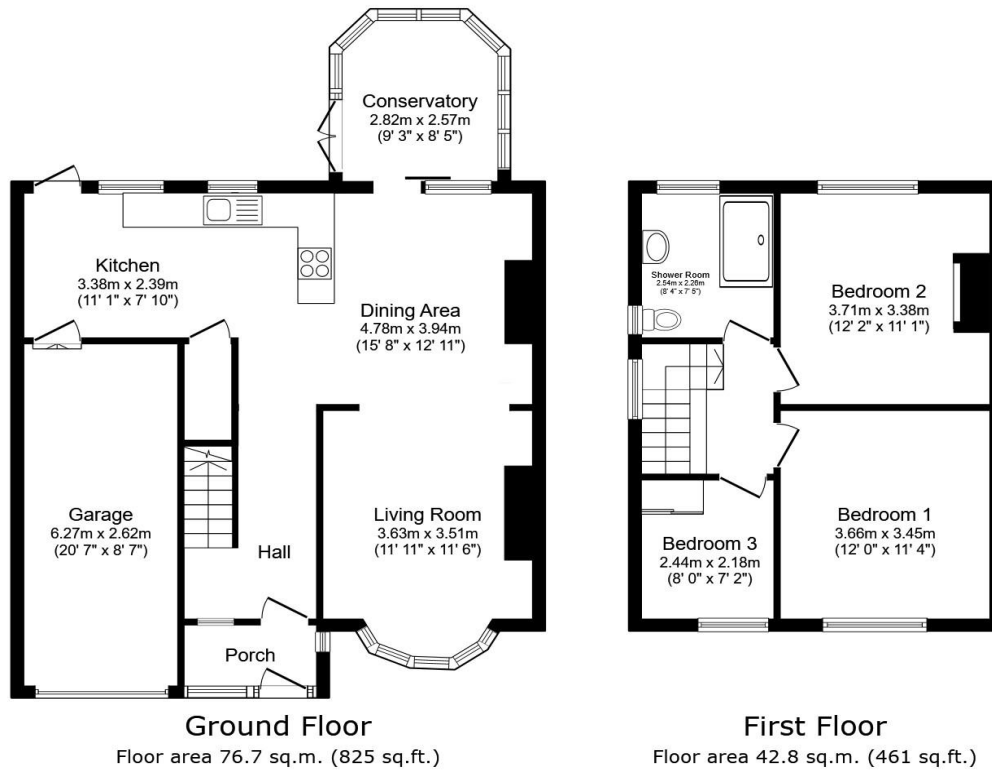
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

WB3416.LI.DB.01.04.2026 V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area: 115.5 sq.m. (1,247 sq.ft.)

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