



Melbourne Crescent | Whitley Bay | NE25 8TG

**£350,000**

A well maintained and deceptively spacious three-bedroom semi-detached home, positioned within the popular residential area of Melbourne Crescent in Monkseaton. Offering generous reception space, a South-facing rear garden, garage and driveway parking, the property presents an excellent opportunity for buyers seeking a home with well-balanced accommodation and a beautiful sun filled garden. The ground floor centres around a substantial through living room and dining room arrangement, creating a versatile space for both everyday living and entertaining. To the rear, the dining room enjoys French doors opening directly onto the garden, while the adjoining kitchen offers a range of units, integrated appliances and ample worktop space. A separate utility room provides additional practicality with plumbing for appliances and direct access to the garden and garage. To the first floor there are three bedrooms, two of which benefit from fitted wardrobes, alongside a spacious family bathroom incorporating both a bath and separate shower enclosure. Externally, the property benefits from working burglar alarm, a block paved driveway leading to the garage, while to the rear is a particularly attractive south-facing garden with lawn, mature planting and patio seating areas, offering a private and sunny outdoor setting. Ideally situated for local shops, schools, transport links and amenities, this is a superb opportunity to acquire a cared for home within a consistently sought after location.

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**Three-Bedroom Semi-Detached Home**

**Beautiful South-Facing Rear Garden**

**Open-Plan Living Dining Space**

**Driveway Parking**

**Separate Utility Room**

**Garage with Electric Roller Door**

**Fitted Wardrobes To Two Bedrooms**

**Popular Monkseaton Location**

For any more information regarding the property please contact us today

**ENTRANCE PORCH:** Front entrance door, door to:

**HALLWAY:** Radiator, stairway to first floor, open access to:

**LIVING ROOM 15'06" x 12'04" (4.72m x 3.76m)** Into bay: Double glazed bay window, gas fire, radiator, open access to:

**DINING ROOM 11'11" x 11'06" (3.63m x 3.51m):** Double glazed French doors to rear garden, radiator, open access to:

**KITCHEN 16'11" x 6'10" (5.16m x 2.08m):** Fitted wall and base units, work surfaces, sink unit, integrated double oven, double glazed windows, radiator, door to:

**UTILITY ROOM 7'01" x 6'00" (2.16m x 1.83m):** Plumbing for washing machine, door to rear garden, door to:

**GARAGE 17'01" x 7'02" (5.21m x 2.18m):** Electric roller door.

**LANDING:** Double glazed window to half landing, door to:

**BATHROOM 7'07" x 7'08" (2.31m x 2.34m):** Panelled bath, shower enclosure, pedestal wash basin, low level WC, tiled walls and floor, underfloor heating, double glazed window.

**BEDROOM ONE 11'11" x 8'10" (3.63m x 2.69m)** plus wardrobes: Double glazed window, radiator, fitted wardrobes.

**BEDROOM TWO 12'00" x 9'07" (3.66m x 2.92m)** plus wardrobes: Double glazed window, radiator, fitted wardrobes.

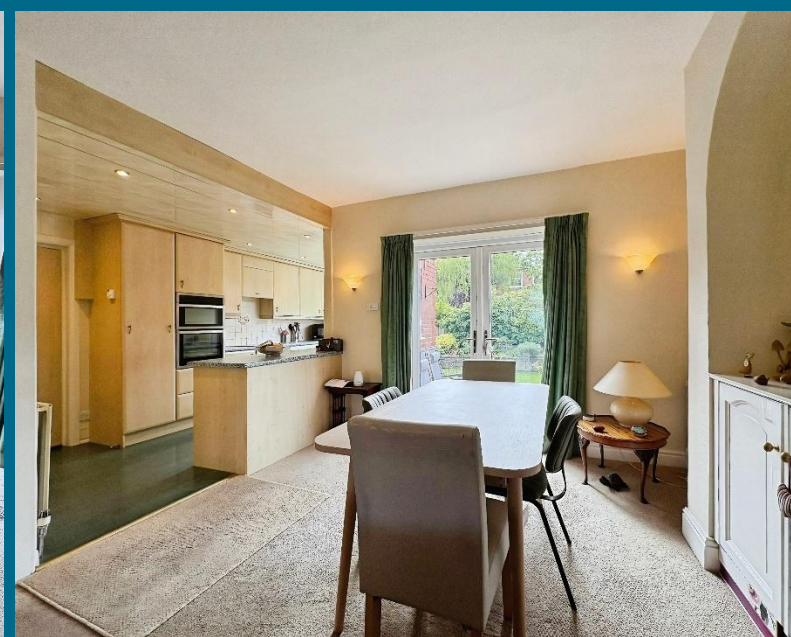
**BEDROOM THREE 7'08" x 8'06" (2.34m x 2.59m):** Double glazed window, radiator, loft hatch.

**EXTERNALLY:** Externally the property benefits from a working burglar alarm, a block paved driveway providing off street parking and access to the attached garage. To the rear is a beautifully maintained South-facing garden with lawn, patio seating areas, mature shrubs and planted borders offering an excellent degree of privacy.

**T: 0191 2463666**

Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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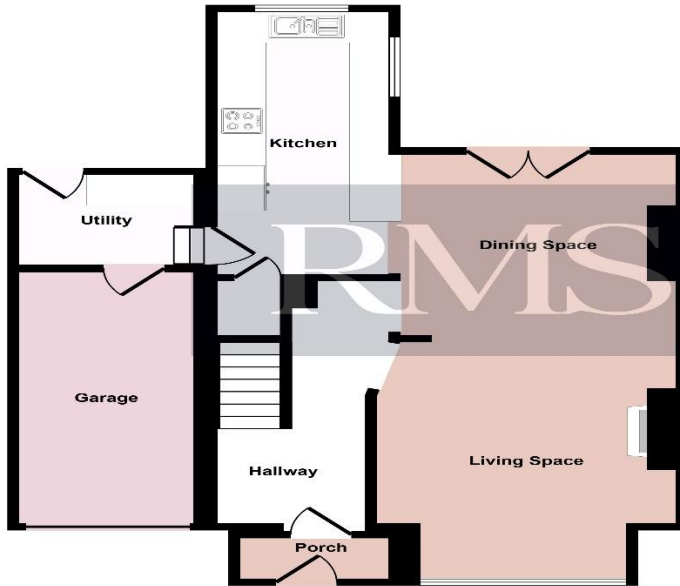
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Ground Floor



First Floor

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.

**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.

#### PRIMARY SERVICES SUPPLY

Electricity: Mians  
 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

AWAITING EPC

COUNCIL TAX BAND: C

EPC RATING: TBC

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