



Priory Avenue | Whitley Bay | NE25 8RU

**£289,000**

A beautifully presented semi-detached family home, situated in a popular residential location within walking distance to local amenities, Monkseaton Metro Station, schools and Whitley Bay Town Centre. Boasting a generous block-paved driveway providing ample off-street parking and a wonderful south/south-westerly garden. Entrance hallway, cosy lounge with attractive electric fire, stunning open-plan kitchen, dining and family room with breakfast bar seating and integrated appliances. To the first floor there are three well-proportioned double bedrooms, a stylish family bathroom with shower over bath and the added convenience of a separate WC. This lovely home offers spacious accommodation throughout, is beautifully presented and ready for a buyer to move straight into.

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**Beautiful Semi-Detached Home**

**Within Walking Distance to Local Amenities**

**Popular Residential Location**

**Three Good Sized Bedrooms**

**Stunning Open Plan Kitchen with Integrated Appliances**

**Stylish Bathroom with Shower over Bath and Separate W.C**

**Spacious Block Paved Driveway**

**South-South Westerly Facing Rear Garden**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** feature turned staircase up to the first floor, radiator, under stair recess, door to:

**LOUNGE:** (front) 11'9 x 10'5 (3.58m x 3.18m), feature electric fire with hearth, double glazed window, radiator, laminate flooring

**KITCHEN/DINER:** (rear) 24'2 x 15'3 (7.37m x 4.65m), gorgeous open plan kitchen and diner with breakfast bar, incorporating a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric hob and oven, cooker hood, fridge/freezer, washing machine, dishwasher, microwave, wine cooler, four double glazed windows, laminate flooring, radiator, door to rear garden

**EXTERNALLY:** stunning rear garden boasting a South/South-Westerly aspect, with patio, lawn and fenced borders. To the front of the property is a blocked paved driveway and lawn

**HALF LANDING AREA:** double glazed window, door to:

**CLOAKS/W.C.:** low level w.c., with push button cistern, sink with mixer taps, double glazed window

**FIRST FLOOR LANDING AREA:** storage cupboard, door to:

**FAMILY BATHROOM:** (side) 7'1 x 6'0 (2.16m x 1.83m), modern family bathroom with shower over bath, additional rainfall shower, vanity sink unit with mixer taps, tiled walls, radiator, double glazed window

**BEDROOM ONE:** (rear), 11'9 x 13'2 (3.58m x 4.01m), storage cupboard, two double glazed windows, radiator,

**BEDROOM TWO:** (front), 10'5 x 12'2 (3.18m x 3.71m), storage cupboard, double glazed window, radiator

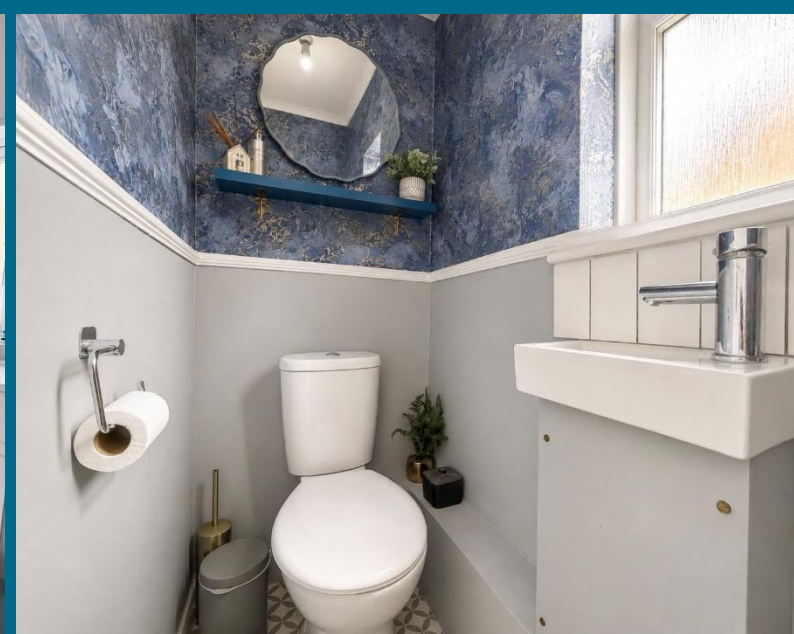
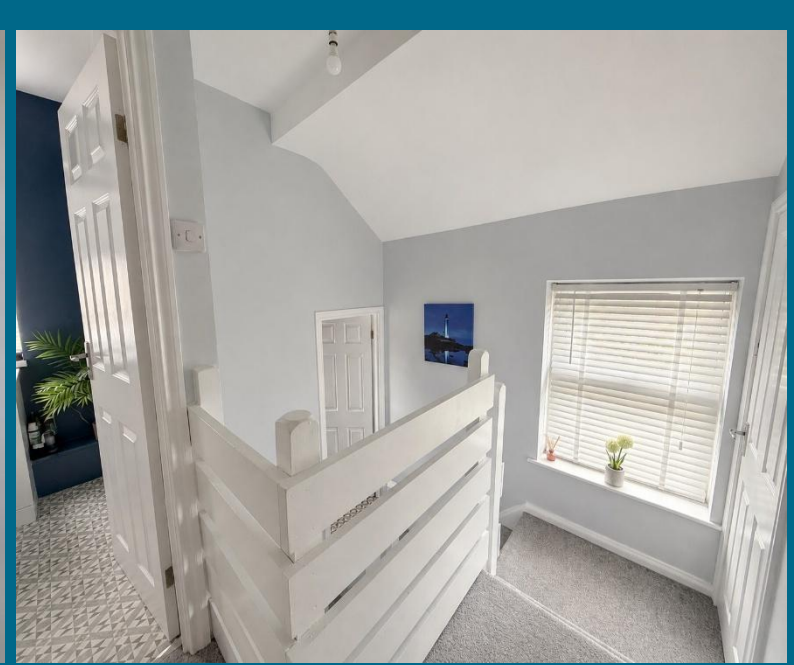
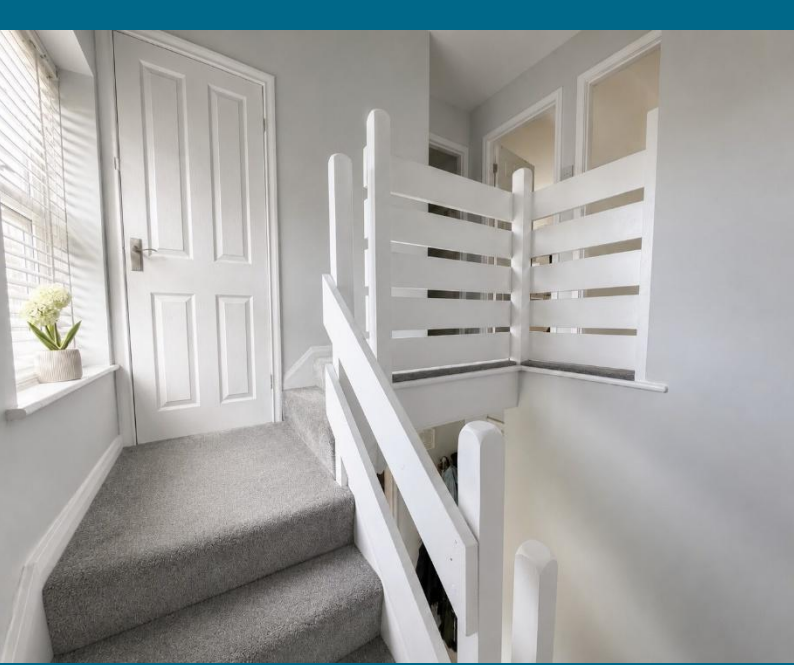
**BEDROOM THREE:** (rear), 11'9 x 9'5 (3.58m x 2.87m), double glazed window, radiator

**T: 0191 2463666**

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## Awaiting Floorplan

### 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

EPC RATING: C

WB2794LIDB.15.06.2026

**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 as any authority to make or give any representation or warranty whatever in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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