



Roker Avenue | Whitley Bay | NE25 8JB

£320,000

A substantially extended four-bedroom semi-detached home offering versatile accommodation across three floors, including a generous loft conversion, a large living room, modern kitchen, useful utility/study, driveway parking and a South-West facing rear garden. Occupying a pleasant position on Roker Avenue, the property provides far more space than is immediately apparent from the front elevation. The ground floor centres around a spacious dual-aspect living room with feature multi-fuel stove, while the modern fitted kitchen offers excellent storage and workspace. A separate utility/study provides valuable flexibility for home working or additional storage, and there is also a ground floor WC. To the first floor are three bedrooms, including a generous principal bedroom with extensive fitted wardrobes, together with a modern family bathroom. The second floor has been converted to create an impressive fourth bedroom, complete with its own WC and wash hand basin. Externally, the property benefits from a driveway providing off-street parking, while the South-West facing rear garden has been designed for low maintenance and enjoys a detached garage which offers excellent storage or workshop space. Conveniently situated for local shops, schools, transport links and amenities, this is a deceptively spacious home that must be viewed to be fully appreciated.

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Four-Bedroom Semi-Detached Home

Impressive Loft Bedroom with W.C

South-West Facing Rear Garden

No Onward Chain

Driveway Parking

Separate Utility Room/Study

Ground Floor W.C

Large Living Room Flooded with Natural Light

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, staircase to first floor, radiator, door to:

LIVING ROOM: 12'8" x 17'9" (3.86m x 5.41m): Double glazed window to front and rear, feature fireplace, radiator, door to:

KITCHEN: 10'5" x 11'6" (3.18m x 3.51m): Fitted wall and base units, work surfaces, sink unit, integrated oven, gas hob with cooker hood, double glazed window, radiator, door to:

UTILITY/STUDY: 7'4" x 11'11" (2.24m x 3.63m): Double glazed window, plumbing for appliances, work surface space, door to garden.

GROUND FLOOR WC: Low level WC, double glazed window.

EXTERNAL: Driveway providing off-street parking with lawn area to front. South-west facing rear, designed for low maintenance with paved areas, Garage storage, storage areas and enclosed lawn area

GARAGE 14'6" x 19'10" (4.42m x 6.05m): Detached garage providing excellent storage and workshop space. Please note the garage is not suitable for vehicle access but offers substantial storage.

LANDING: Door to staircase to second floor, door to:

BEDROOM ONE: 10'8" x 11'3" (3.25m x 3.43m) plus wardrobes: Double glazed window, fitted mirrored sliding wardrobes, radiator.

BEDROOM TWO: 11'0" x 8'0" (3.35m x 2.44m) plus alcove: Dual-aspect double glazed windows, radiator.

BEDROOM THREE: 10'7" x 6'10" (3.23m x 2.08m): Double glazed window, radiator.

BATHROOM: 6'8" x 7'8" (2.03m x 2.34m): Panelled bath with shower over and glazed screen, pedestal wash hand basin, low level W.C, radiator, double glazed windows, part tiled walls

BEDROOM FOUR: 16'8" x 16'4" (5.08m x 4.98m): Velux windows, eaves storage access, radiator, open to:

WC: Low level WC, pedestal wash hand basin, radiator, Velux window.

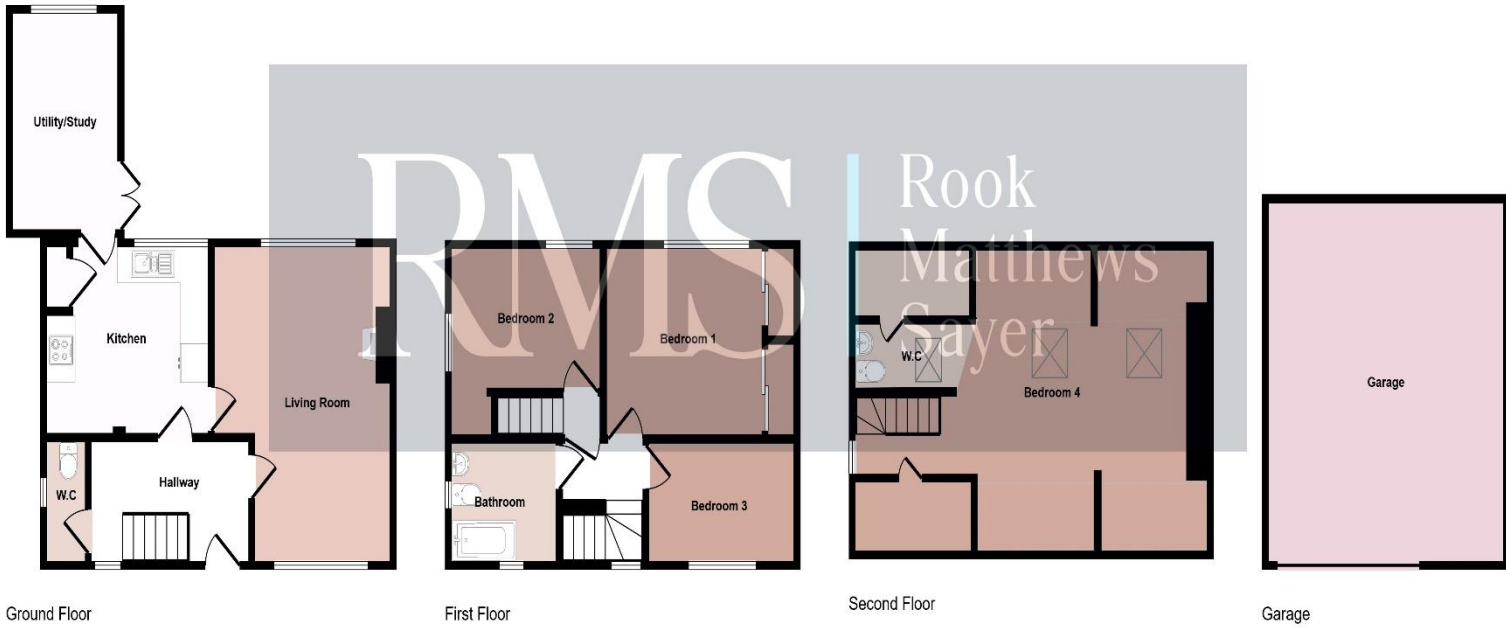
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Denotes head height below 1.5m

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: FTTP available
 Mobile Signal Coverage Blackspot: No
 Parking: Garage for storage/ 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: D

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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 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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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