



Chollerford Avenue | Whitley Bay | NE25 8DQ

£435,000

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

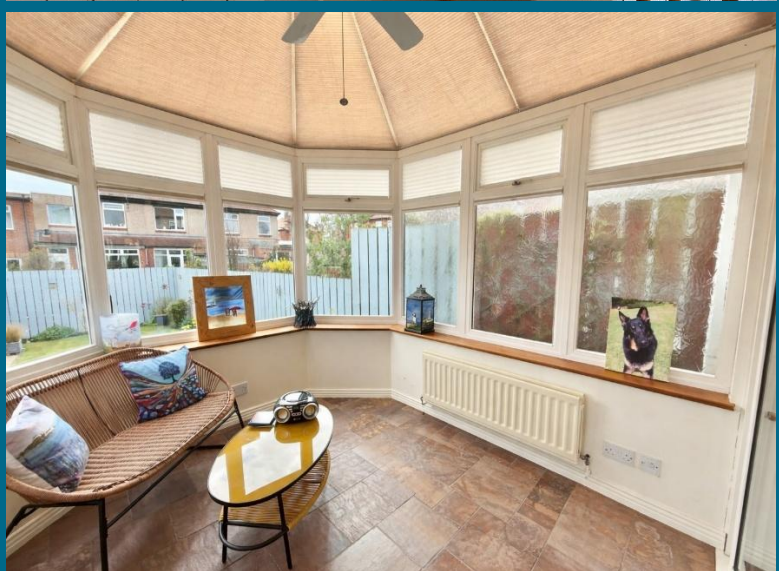
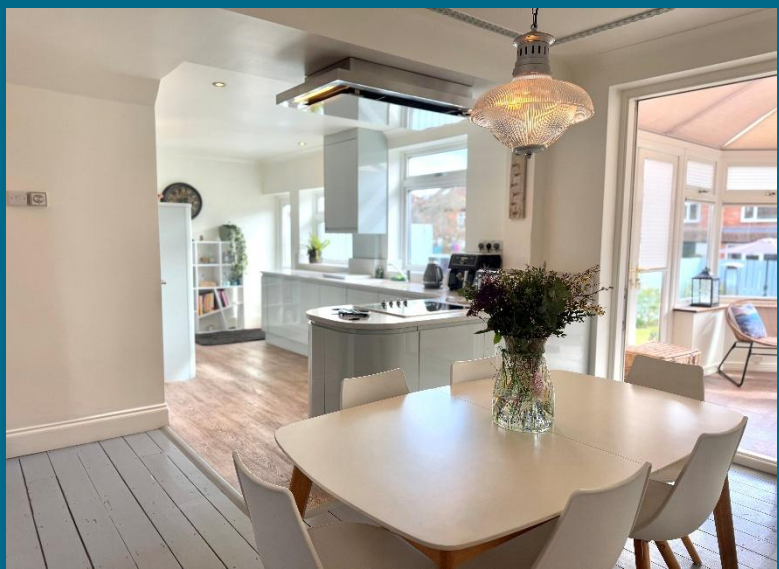
BEDROOM ONE: (front) 11'4 x 12 (3.46m x 3.68m), fitted wardrobes, cornice to ceiling, double glazed window, shutter blinds, radiator

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

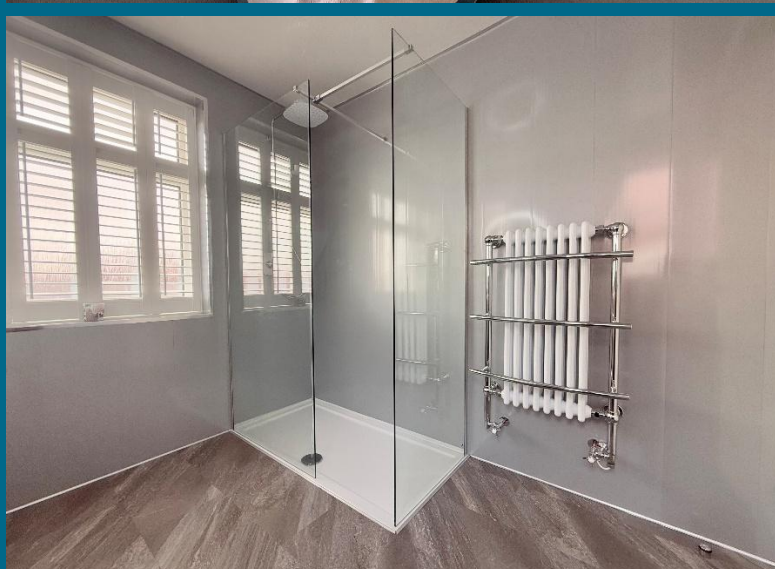
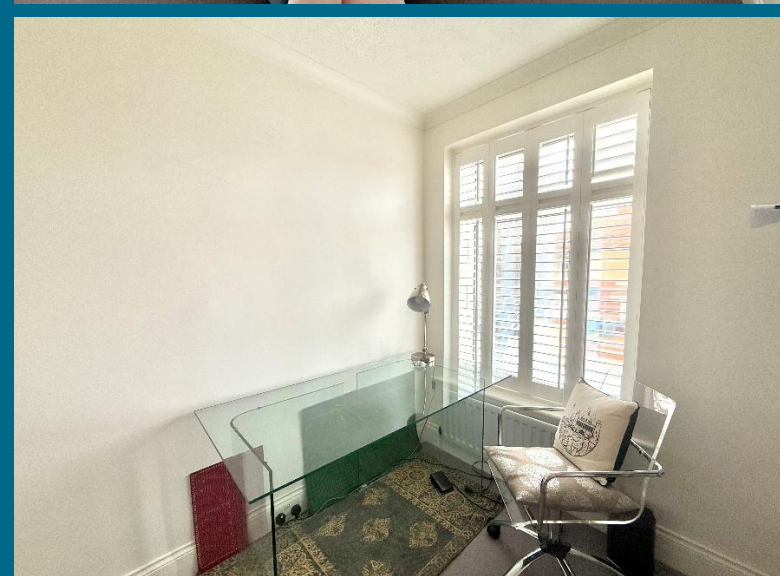
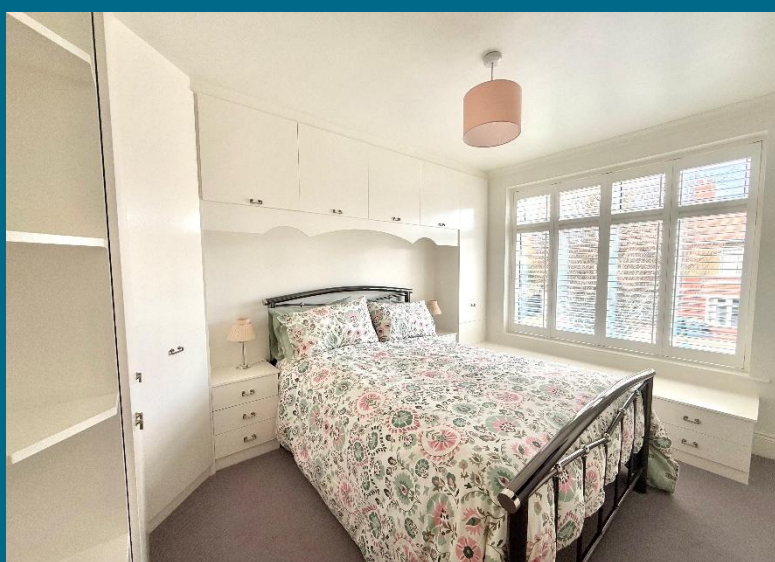
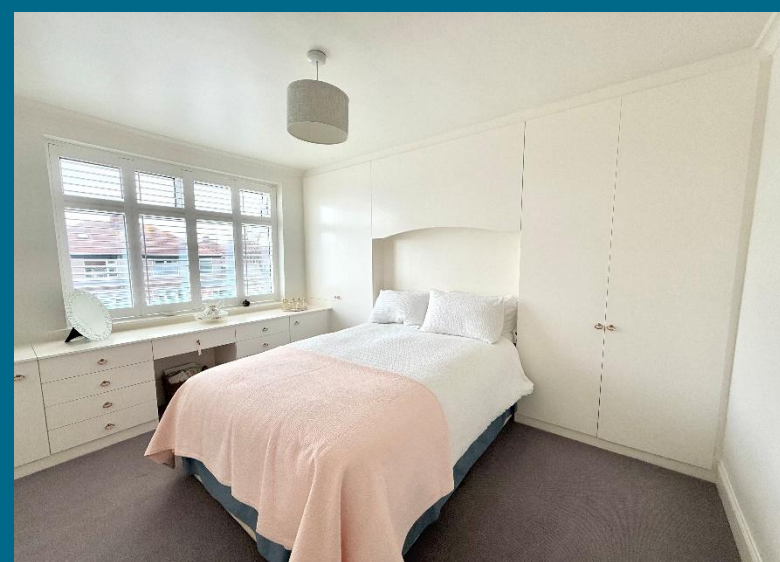
EXTERNALLY: a fabulous rear garden with sought after Southerly aspect, patio area, lawn fenced borders, garage to the front and a large paved driveway



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





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

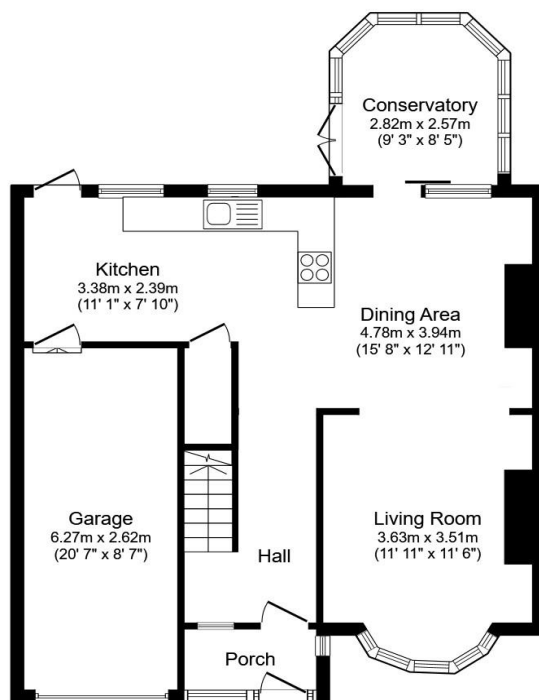
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

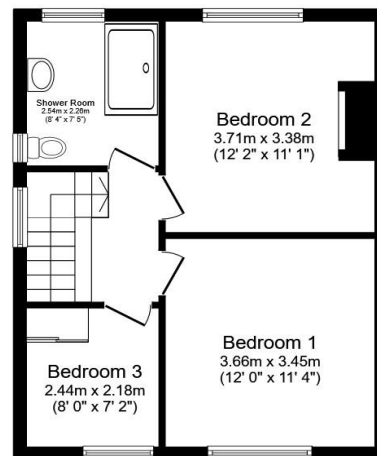
EPC RATING: C

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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		



Ground Floor
Floor area 76.7 sq.m. (825 sq.ft.)



First Floor
Floor area 42.8 sq.m. (461 sq.ft.)

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

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