



Relton Place | Whitley Bay | NE25 8DU

£330,000

A superb open-plan reception space sits at the heart of this beautifully presented three-bedroom home in Monkseaton, bringing together generous proportions, solid wood flooring and a direct connection with the established rear garden. The ground floor has a particularly well-balanced layout, with spacious living and dining areas arranged around a feature fireplace and French doors opening outside, while a contemporary separate kitchen, stylish WC and an excellent amount of built-in storage add to the practicality of the accommodation. Upstairs are three bedrooms, including two generous doubles and fitted wardrobes to two rooms, alongside an impressive shower room with a large walk-in enclosure. Outside, the North-West facing rear garden is attractively established with lawn, paved areas and mature planting, with gated access at the far end leading to a detached garage. Relton Place is conveniently positioned in Monkseaton for local schools, Metro connections and access towards Whitley Bay and the coast.

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**Stunning Three-Bedroom Mid
Terrace Home and Garage**

**Located in the Heart of Monkseaton
Village**

**Fitted Kitchen with High End
Integrated Appliances**

Light and Airy Throughout

**Open Plan Lounge with Feature
Fireplace and Dining Area**

Gorgeous Spacious Shower Room

Beautifully Maintained Rear Garden

Downstairs W.C

For any more information regarding the property please contact us today

ENTRANCE HALL: Composite entrance door with glazed panel, solid wood flooring, high end column-style radiator, useful built-in storage cupboard and glazed internal door leading into the main accommodation, door to:

GROUND FLOOR WC: 5'9" x 3'9" (1.76m x 1.15m) Double glazed window, low-level W.C, wash hand basin with vanity storage beneath, chrome heated towel rail.

KITCHEN: 11'1" x 6'9" (3.39m x 2.08m) Double glazed window overlooking the front, contemporary fitted wall and base units with complementary work surfaces, inset sink with mixer tap, integrated electric hob with cooker hood above and glass splashback, integrated oven and microwave, integrated fridge/freezer, integrated washing machine.

OPEN PLAN LIVING/DINING ROOM: 23'9" x 16'9" (7.25m x 5.11m) An impressive open-plan reception space incorporating clearly defined living and dining areas, solid wood flooring, decorative coving to ceiling, feature fireplace with gas fire, high end column-style radiators, double glazed French doors with adjoining glazing opening directly onto the rear garden, staircase with high quality carpet to the first floor and two separate under-stairs storage cupboards, one accessed from the dining area and one from the living area.

FIRST FLOOR LANDING: 5'7" x 7'3" (1.72m x 2.21m) Two useful built-in storage cupboards, door to:

BEDROOM ONE: 12'8" x 10'0" (3.87m x 3.07m) Double glazed window, radiator, fitted wardrobes.

BEDROOM TWO: 11'2" x 11'5" (3.41m x 3.50m) Large double-glazed window, radiator.

BEDROOM THREE: 12'6" x 6'3" (3.83m x 1.93m) Double glazed window, radiator, fitted wardrobes.

SHOWER ROOM: 11'4" x 4'9" (3.48m x 1.46m) Double glazed obscured window, large walk-in shower enclosure with rainfall shower head and separate handheld attachment, wash hand basin set within vanity storage, low-level W.C, electric chrome heated towel rail, tiled shower area, mirrored wall cabinet.

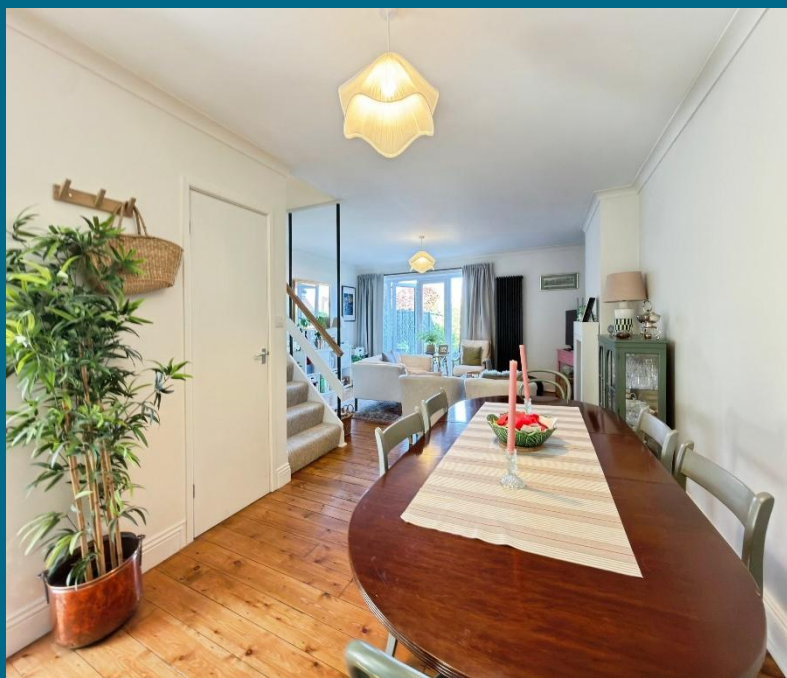
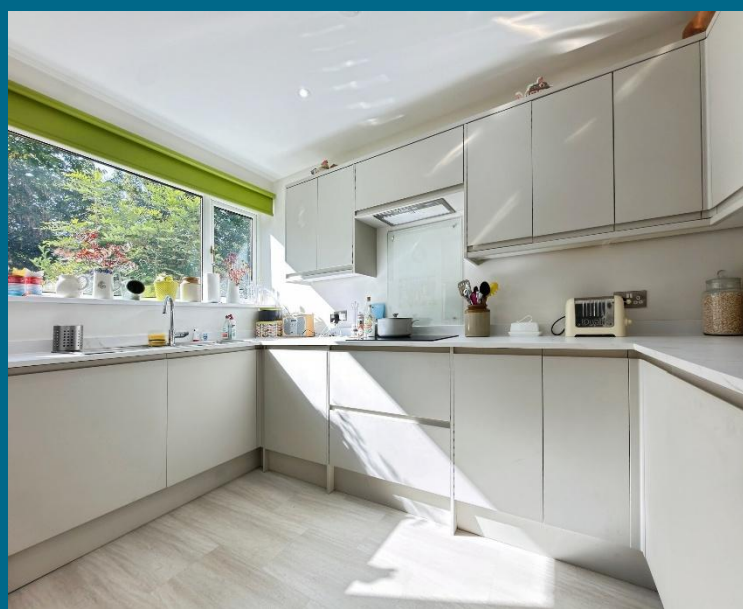
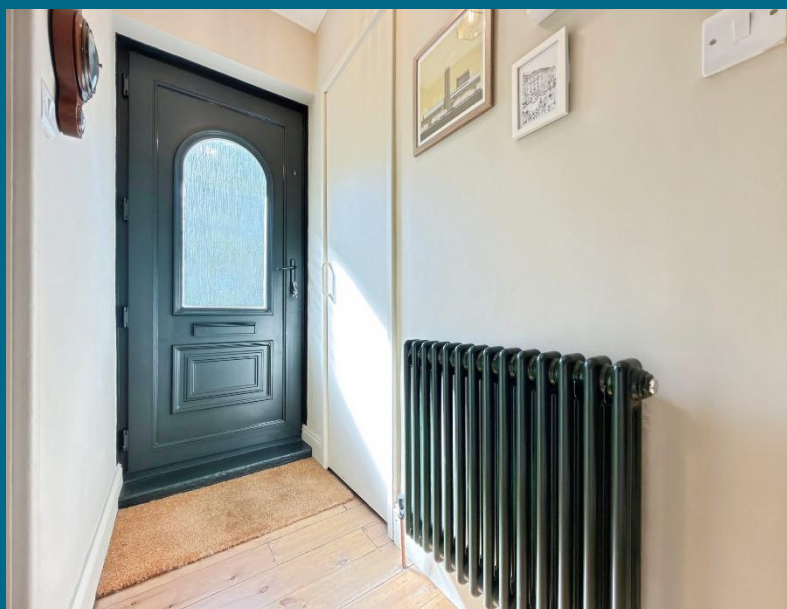
EXTERNALLY: North-west facing rear garden, predominantly laid to lawn with paved patio and pathways, well-stocked borders with an established variety of shrubs and planting, storage room, fenced boundaries and gated access at the rear leading towards the garage.

GARAGE: Single garage in a shared block situated beyond the rear garden and accessed through the gate at the end of the garden, providing useful parking or storage.

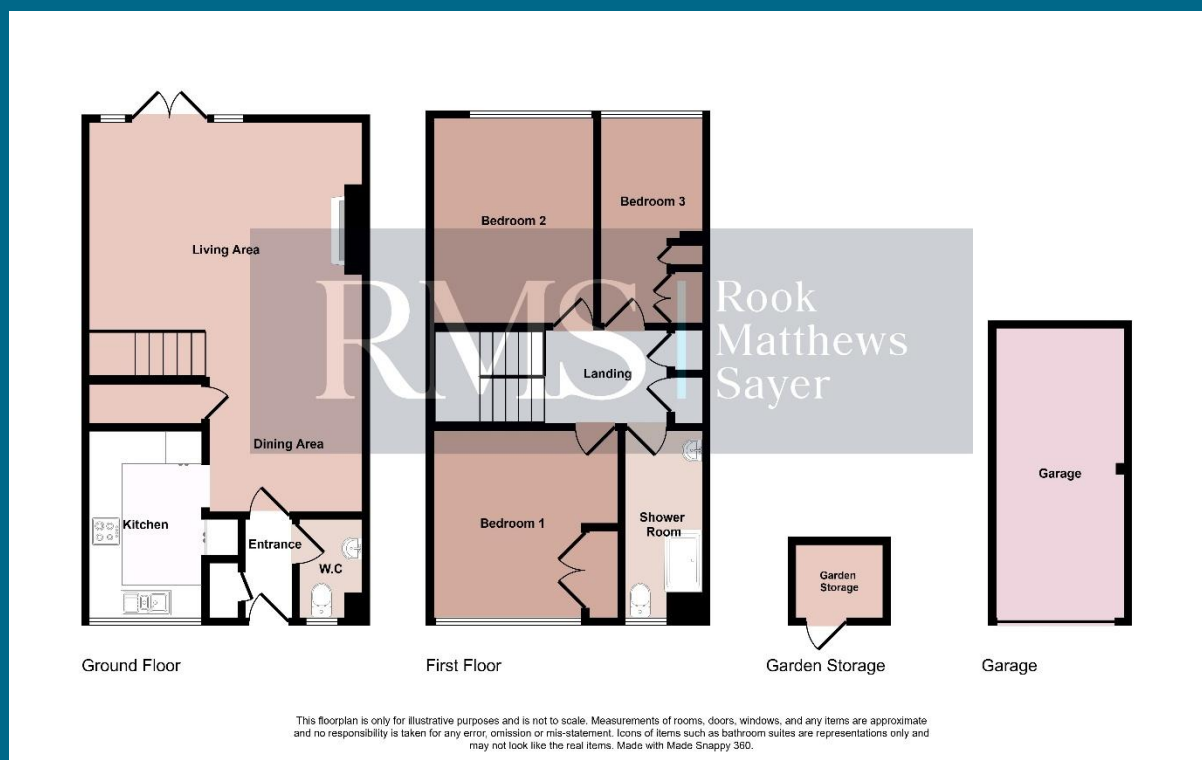
T: 0191 2463666

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/On Street

MINING

The Northeast 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

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: C

EPC RATING: D

WB3971. TJ.DB.25.08.2026 V.2

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 interest 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 people 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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