SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Roker Avenue

WHITLEY BAY, NE25 8JB

OFFERS OVER

£295,000

3 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Roker Avenue

OFFERS OVER £295,000 · FREEHOLD

Signature North East is delighted to welcome to the market this well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after area of Monkseaton, Whitley Bay. The property enjoys an excellent location, with a fantastic range of local shops, supermarkets, cafés and highly regarded schools all close by. Whitley Bay town centre and its stunning coastline are just a short drive away, while excellent transport links, including nearby Metro stations and easy access to the A19, make commuting throughout the region simple and convenient.

Stepping inside, you are welcomed by a central hallway, complete with a convenient ground floor W.C. From here, you enter the open-plan living space, comprising a living room, dining area and modern kitchen. The kitchen provides ample storage through attractive wall and base units, complemented by sleek worktops and a breakfast bar for casual dining. Integrated appliances include a hob and oven. This versatile space continues through to a practical utility room and a separate office, which offer access to the rear garden.

To the first floor, the property offers three bedrooms, each comfortably accommodating a double bed along with additional furnishings. The principal bedroom benefits from fitted wardrobes, while the second bedroom is a particularly spacious double. Completing the accommodation is the family bathroom, fitted with a bathtub and overhead shower, hand basin and W.C.

Externally, the home boasts a generous rear garden, mainly laid to lawn with a substantial patio area, providing the perfect setting for outdoor dining and entertaining. A useful summerhouse/shed is positioned at the end of the garden, offering additional storage or hobby space. To the front, a private driveway provides convenient off-street parking.





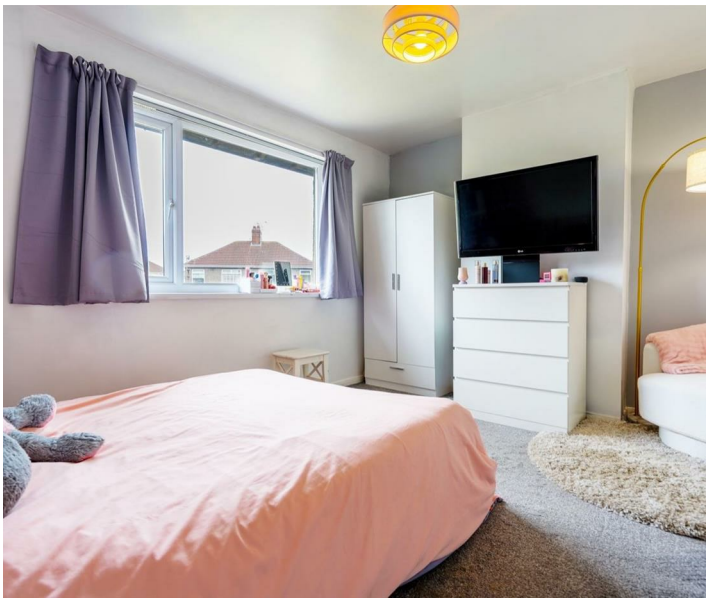
KEY FEATURES

- Three-bedroom semi-detached home situated in the highly sought-after area of Monkseaton, Whitley Bay
- Excellent location close to local shops, cafés, supermarkets, highly regarded schools, Whitley Bay town centre & the coastline
- Open-plan living area
- Three double bedrooms, with the principal bedroom benefiting from fitted wardrobes
- Generous rear garden with patio area & summerhouse/shed
- Private driveway providing off-street parking

- Council Tax Band A
- EPC Rating D









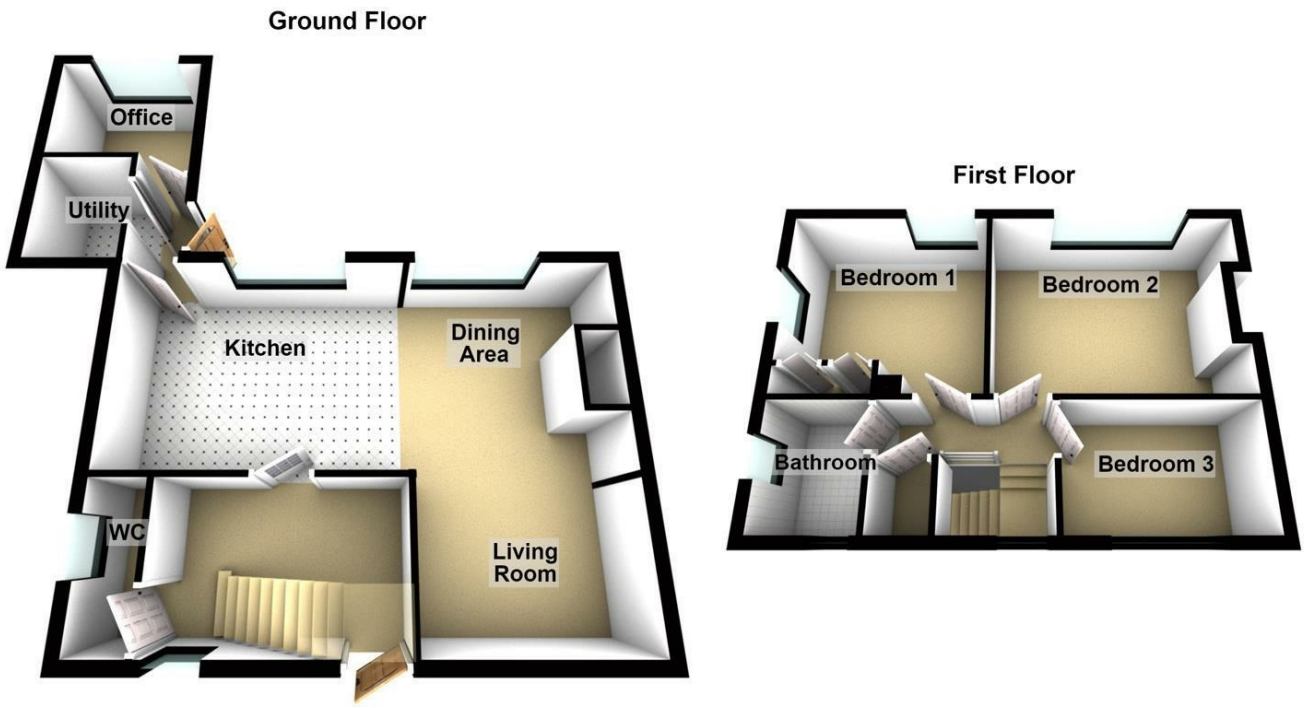


ACCOMMODATION

Room Dimensions

Living Room	2.73 x 3.09 (8'11" x 10'1")	Bedroom One	3.22 x 4.17 (10'6" x 13'8")
Kitchen	3.22 x 4.4 (10'6" x 14'5")	Bedroom Two	3.34 x 3.22 (10'11" x 10'6")
Dining Area	3.22 x 2.43 (10'6" x 7'11")	Bedroom Three	3.26 x 2.1 (10'8" x 6'10")
Utility	1.3 x 1.9 (4'3" x 6'2")	Bathroom	1.65 x 2.00 (5'4" x 6'6")
Office	2.46 x 2.3 (8'0" x 7'6")		

FLOOR PLAN



Total area: approx. 92.2 sq. metres (992.8 sq. feet)

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