

FOR
SALE

30 MEADOW ROAD, WHITLEY BAY NE25 8NB
£430,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN
- CONSERVATORY
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR AND SIDE GARDENS
- EPC RATING PENDING

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VESTIBULE

HALLWAY

RECEPTION ROOM
12'9 x 10'11

RECEPTION ROOM
12'9 x 12'8

KITCHEN
12'2 x 8'9

CONSERVATORY
10'10 x 9'10

LANDING

BEDROOM
9'4 x 9'3

ENSUITE
6'2 x 4'7

BEDROOM
15'1 x 9'1

BEDROOM
11'11 x 9'11

BEDROOM
7'10 x 7'10

BATHROOM WC
7'7 x 7'7

GARAGE
16'5 x 8'10

FRONT GARDEN

REAR GARDEN

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Situated on the ever-popular Meadow Road within the sought-after area of Monkseaton, this impressive four-bedroom semi-detached home boasts a wealth of period features, has no upper chain and is ideal for a family.

This attractive family home offers generous and well-balanced accommodation throughout. Upon entering, a welcoming hallway leads to two spacious reception rooms, perfect for both everyday living and entertaining. The modern fitted kitchen provides a practical and stylish space, while the conservatory to the rear offers an additional reception area overlooking the garden.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property benefits from a front garden with driveway parking leading to an integral garage. To the rear and side, there are generous gardens, providing excellent outdoor space for families and entertaining.

Monkseaton is a popular coastal village suburb of Whitley Bay, known for its excellent local amenities, strong sense of community, and convenient transport links. The area benefits from well-regarded schools, local shops, cafés, and easy access to Monkseaton Metro station, making it ideal for families and commuters alike. The beautiful North Tyneside coastline is also just a short distance away, offering beaches and scenic walks.

This property presents a fantastic opportunity for buyers seeking space in a prime residential location.

Early viewing is strongly recommended to fully appreciate the size and potential of this superb home.

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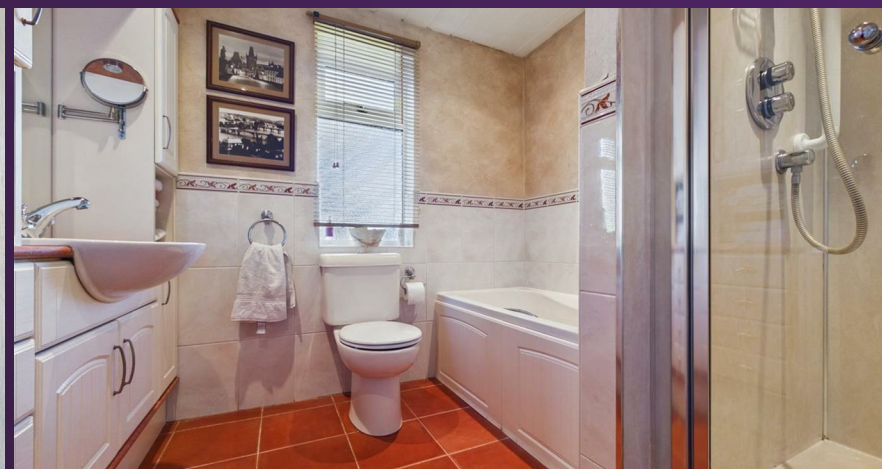
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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