

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Rowlington Way, Whitley Bay NE25 9GG

Rowlington Way, Whitley Bay NE25 9GG

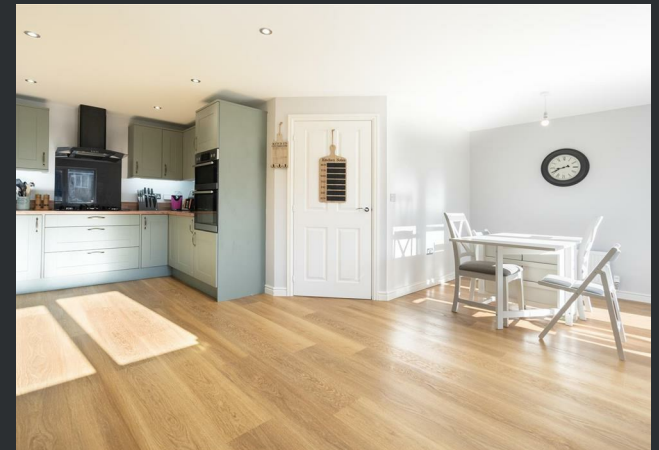
Asking Price
£625,000

Signature North East is delighted to welcome to the market this impressive five-bedroom detached property, perfectly located in the sought-after area of Whitley Bay. Offering generous room sizes and a superb setting, the home sits just a five-minute drive from Whitley Bay town centre and the beautiful coastline. Excellent schooling, including Whitley Bay High School, is close by, and Monkseaton Metro Station provides easy transport links, making this a fantastic choice for families seeking a coastal lifestyle with great local amenities.

To the rear of the home lies a spacious living room, filled with natural light thanks to double patio doors that open directly onto the garden. The stunning open-plan kitchen and dining area has been thoughtfully extended to accommodate a dining table, with an array of attractive wall and base units, ample countertop space, and integrated appliances including a double oven, dishwasher, and boiling water tap. Elegant French doors lead to the rear garden, while a cosy snug at the front of the property offers the perfect spot for relaxing evenings. A large utility room, W.C, and access to the garage add further convenience, with a partial garage conversion creating a versatile multi-purpose room.

Upstairs, five generously sized bedrooms await. Bedrooms one through four easily accommodate a double bed and furnishings, with bedrooms one and two spacious enough for king-sized beds. Both principal bedrooms benefit from modern en-suite shower rooms, while bedroom one also enjoys built-in wardrobes. Bedroom five, currently used as an office, can comfortably serve as a single bedroom or nursery. Completing this level is a contemporary family bathroom fitted with a bathtub and overhead shower, hand basin, and W.C, providing everything needed for a busy household.

Externally, this home boasts a south-west facing rear garden laid to lawn, complemented by a generous patio area ideal for outdoor furniture and entertaining. To the front, a double driveway offers ample off-street parking. Eco-friendly features include solar panels, a solar battery, and an EV charging point.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Measurements:

Living Room
17'2" x 16'3"

Kitchen / Diner
18'2" x 9'0"

Snug
10'5" x 10'0"

Utility
16'5" x 7'6"

WC
0.291'11" x 6'5"

Bedroom One
12'6" x 12'7"

En Suite
12'6" x 4'3"

Bedroom Two
11'7" x 12'5"

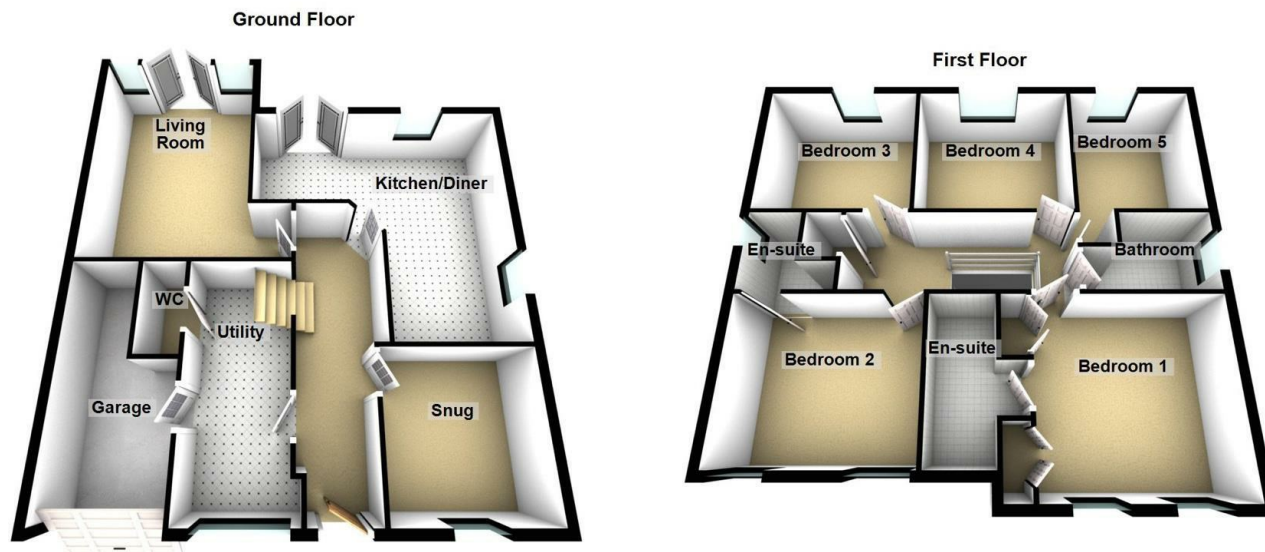
En Suite
5'8" x 3'7"

Bedroom Three
8'9" x 11'1"

Bedroom Four
8'9" x 11'0"

Bedroom Five
9'9" x 9'1"

Bathroom
5'8" x 8'11"



Total area: approx. 173.9 sq. metres (1872.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News