



Sandringham Drive | Whitley Bay | NE25 9PF

£315,000

Gorgeous, 1930's semi-detached family home positioned favourably with a generous South-Easterly rear garden, driveway and garage. This lovely home benefits from close by, sought after local schools, shops, bus routes and the Metro, all within walking distance. You are also a few minutes' drive from our stunning coastline. Showcasing ample light and spacious room sizes, you are welcomed into an impressive hallway with feature porthole window, lounge with bay window, feature fireplace and gas, living flame fire, separate dining room opening through to the conservatory with French doors out to the garden and into the family kitchen with a stylish range of units and integrated appliances, large, separate utility room and access both to the garden and into the garage. Three generous bedrooms, the principal bedroom with bay window and fitted wardrobes, enjoying ample hanging and storage space, fabulous, re-fitted bathroom with shower, separate w.c. Just gorgeous!!!

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive hallway, feature, porthole window, radiator, staircase up to the first floor

LOUNGE: (front): 14'5 x 12'2, (4.39m x 3.71m), with measurements into feature double glazed bay window and alcoves, attractive feature fireplace, gas, coal effect fire, tiled inset, radiator, cornice to ceiling, through to:

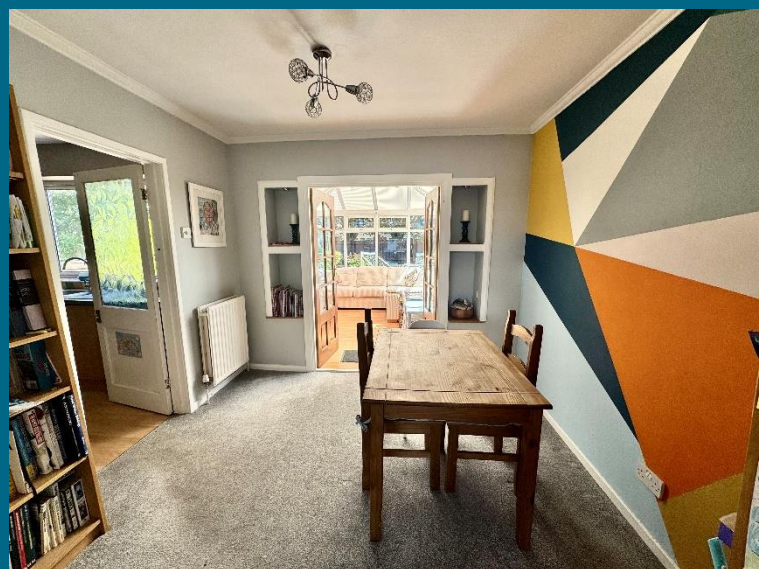
DINING ROOM: (rear): 9'7 x 9'0, (2.92m x 2.74m), into alcoves, open through to the kitchen, recessed shelving, double doors through to the conservatory

CONSERVATORY: 13'7 x 10'2, (4.15m x 3.10m), laminate flooring, double glazed French doors out to the garden area

KITCHEN: 9'6 x 8'8, (2.90m x 2.64m), stylish range of base, wall and units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated double oven, gas hob, cooker hood, integrated dishwasher, double glazed window, laminate flooring, tiled splashbacks, door to:

UTILITY ROOM: 9'0 x 7'8, (2.74m x 2.33m), fitted base and wall units, roll edge worktop, plumbed for automatic washing machine, laminate flooring, combination boiler, door to the garage, double glazed door out to the rear garden

GARAGE: 12'3 x 8'3, (3.73m x 2.52m), up and over garage door



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FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

BEDROOM ONE: (front): 14'9 x 8'7, (4.50m x 2.62m), with measurements into double glazed bay window, excluding depth of fitted wardrobes, drawers, providing ample hanging and storage space, radiator

BEDROOM TWO: (rear): 11'1 x 8'7, (3.38m x 2.62m), radiator, double glazed window

BEDROOM THREE: (front): 8'5 x 6'7, (2.57m x 2.0m), radiator, double glazed window, laminate flooring

BATHROOM: 7'2 x 5'0, (2.18m x 1.52m), stunning, re-fitted bathroom, showcasing, bath with mixer taps, chrome shower, pedestal washbasin, shaver point, tiled floor, chrome radiator, double glazed window

SEPARATE W.C.: low level w.c. with push button cistern, double glazed window

EXTERNALLY: private and enclosed rear garden with delightful South-Easterly Garden, lawned, patio, mature borders and privacy hedging, not directly overlooked, block paved spacious double driveway, garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: tbc

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: D

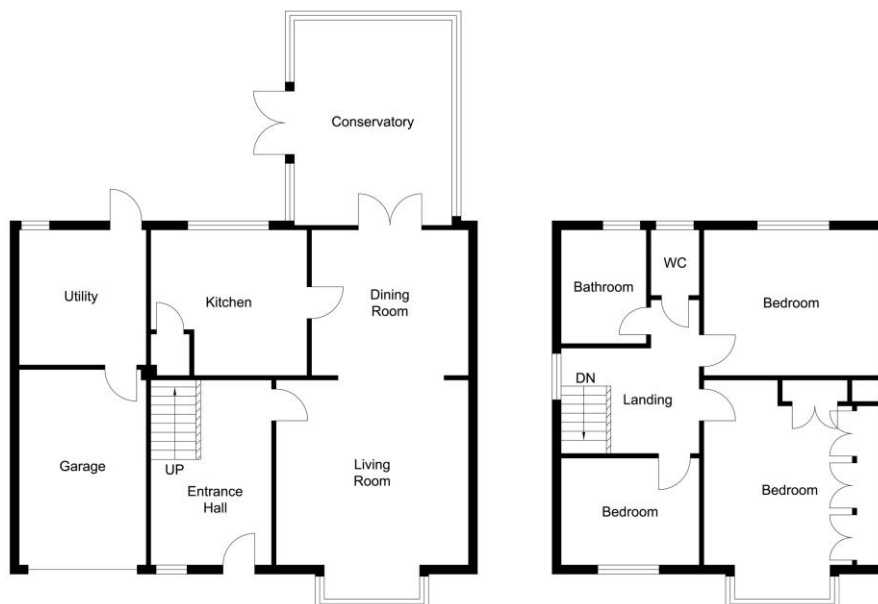
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Ground Floor

First Floor

16 Sandringham Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

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