



Hazeldene | Whitley Bay | NE25 9AL

£395,000

Gorgeous three, bedroom semi-detached home, set in this highly sought after estate. Within the catchment area for Whitley Bay High School and Valley Gardens. Just a short walk from Monkseaton Village, with its variety of independent shops, cafes, restaurants and Monkseaton Metro Station, while being moments away from Whitley Bay, offering further boutique shops fabulous bars and restaurants, scenic promenade and stunning beach, perfect for family days out or a morning sea dip! Entrance hallway, downstairs W.C., stunning lounge with feature bay window and log burner making this room perfect for cosy nights in. To the rear, a beautifully extended open-plan space combines a modern kitchen, dining area, and snug, creating a light and versatile family living space with views over the rear garden. The kitchen features integrated appliances and provides direct access to the utility room, which in turn leads out to the garden. On the first floor are three bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a stylish family bathroom. Beautiful rear garden with artificial grass, patio area, shed with additional wood storage shed and paved driveway to the front. This home perfectly combines village charm with coastal lifestyle, offering a superb family home in one of the area's most desirable locations.

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ENTRANCE HALLWAY: 16'3 x 6'1 (4.8m x 1.8m), impressive sized hallway, radiator, stained glass window, under-stair storage cupboard

DOWNSTAIRS W.C.: wash basin with taps, low level w.c with push button cistern, radiator

LOUNGE: (front) 15'6 x 12'1 (4.5m x 3.6m), gorgeous lounge with feature bay double glazed window, log burner, recess tiled hearth, alcoves, cornice to ceiling, radiator

OPEN PLAN FAMILY AREA AND DINER/KITCHEN: (rear) 21'9 x 16'7 (6.7m x 5.1m), extended dining, kitchen and snug area, incorporating a range of base, and drawer units, contrasting worktops, integrated gas hob and electric oven, cooker hood, dishwasher, single drainer sink unit with mixer taps, wood flooring in the kitchen/diner, carpet in the snug, double glazed window, skylight window, two radiators, storage cupboard

UTILITY ROOM: 27'7 x 3'5 (8.2m x 1m), plumbing for washing machine, base units with worktop, door to the rear garden and door to the front of the property

FIRST FLOOR LANDING AREA: turned staircase, stained glass window

FAMILY BATHROOM: (rear), luxurious bathtub, shower cubicle, pedestal wash basin with taps, low level w.c with push button cistern, chrome ladder radiator, fully tiled walls and floor, loft hatch, double glazed window

BEDROOM ONE: (front), 9'7 x 14'8 (2.7m x 4.2m), feature bay double glazed window, fitted wardrobes, alcoves, radiator

BEDROOM TWO: (rear), 12'4 x 10'8 (3.6m x 3m), double glazed window, alcoves, radiator

BEDROOM THREE (front), 8'6 x 7'1 (2.4m x 2.1m), double glazed window, radiator

EXTERNALLY: gorgeous rear garden with artificial grass, patio area, shed with additional wood storage shed, raised borders. To the front there is a paved driveway and access to the utility area

For any more information regarding the property please contact us today

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PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains/Gas/Electric/Wood Burner
 Broadband: FTTP
 Mobile Signal Coverage Blackspot: No
 Parking: 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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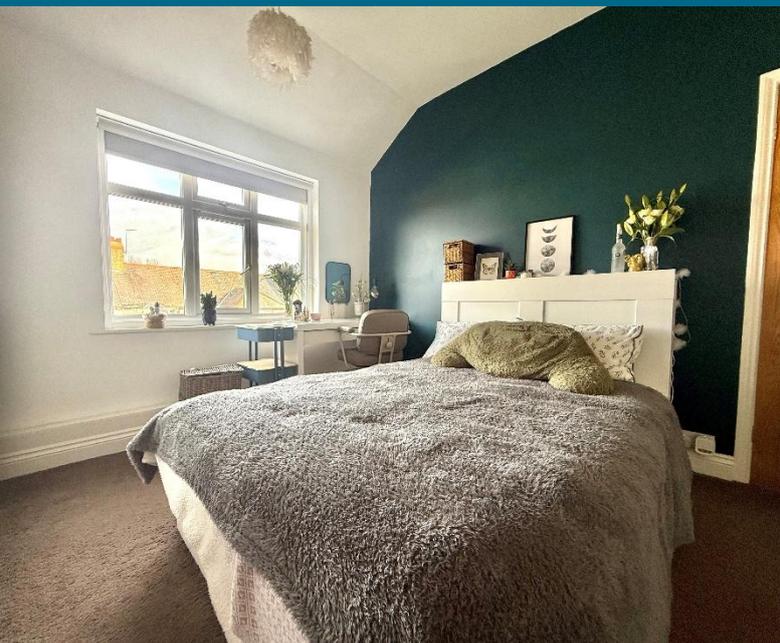
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

