



Oakland Road | Whitley Bay | NE25 8LX

£440,000

Beautifully presented three-bedroom semi-detached home situated on the sought-after Oakland Road, offering extended accommodation, a driveway, garage and stunning rear garden. The property has been exceptionally well maintained throughout and features a bright bay-fronted living room with feature fireplace, spacious dining room, conservatory overlooking the garden and a generous fitted kitchen with ample dining space. To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes and bay window, a spacious second bedroom and an extended third bedroom creating a genuinely usable bedroom space rather than the typical box room found in many similar properties. There is also a stylish modern bathroom with separate bath and shower enclosure. Externally the home benefits from a block paved driveway, attached garage and beautifully landscaped rear garden with mature planting, lawn and paved seating areas. Ideally positioned close to local amenities, schools and excellent transport links.

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Extended three-bedroom semi-detached home

Beautifully presented throughout

Extended third bedroom creating a generous usable space

Stunning landscaped rear garden

Spacious kitchen overlooking the garden

Bright conservatory with garden access

Elegant open-plan living and dining layout

Driveway and attached garage

For any more information regarding the property please contact us today

ENTRANCE PORCH: Double glazed entrance door, tiled flooring, access into hallway.

HALLWAY: Staircase to first floor, radiator, door to:

LIVING ROOM 11'08" x 14'04" (3.56m x 4.37m): Double glazed bay window, radiator, feature fireplace, decorative coving to ceiling, open archway into dining room.

DINING ROOM 11'08" x 12'03" (3.56m x 3.73m): Sliding doors into conservatory, radiator, decorative coving to ceiling.

CONSERVATORY 9'08" x 9'06" (2.95m x 2.90m): Double glazed windows, tiled flooring, French doors opening to rear garden.

KITCHEN 11'10" x 14'01" (3.61m x 4.29m): Fitted wall and base units, woodwork surfaces, sink unit, integrated oven and hob, extractor hood, tiled flooring, recessed spotlights, double glazed windows, door to rear garden.

GARAGE 6'11" x 15'05" (2.11m x 4.70m): Up and over garage door, power and lighting, utility area.

FIRST FLOOR LANDING: Double glazed window, loft access.

BEDROOM ONE 14'09" x 10'03" (4.50m x 3.12m): Double glazed bay window, fitted wardrobes, radiator.

BEDROOM TWO 12'01" x 10'02" (3.68m x 3.10m): Double glazed window, fitted wardrobes and storage, radiator.

BEDROOM THREE 14'06" x 7'02" (4.42m x 2.18m) plus wardrobe area: Double glazed windows, radiator, fitted storage/wardrobe area.

BATHROOM 7'01" x 9'04" (2.16m x 2.84m): Panelled bath, separate shower enclosure, wash hand basin with vanity unit, low level WC, tiled walls and flooring, heated towel rail, recessed spotlights, double glazed windows.

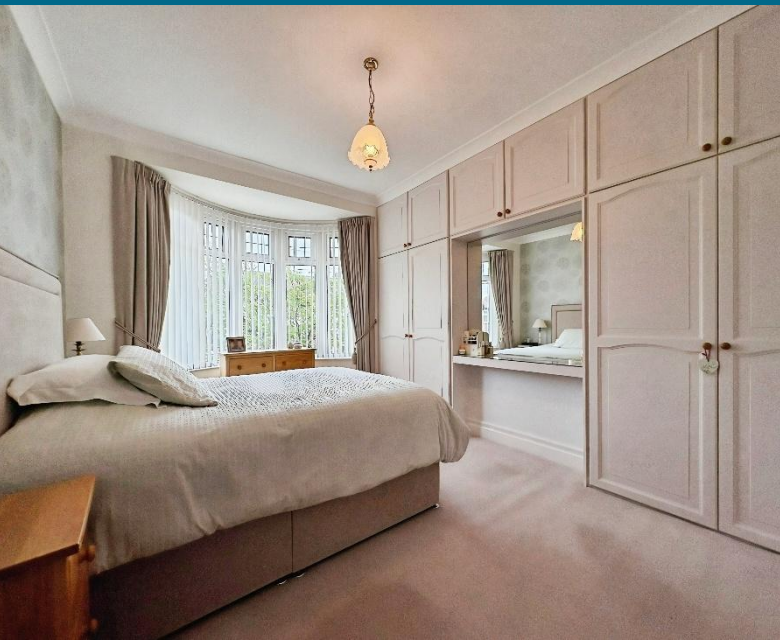
EXTERNAL: Externally the property benefits from a block paved driveway providing off street parking and access to the attached garage. To the rear is a beautifully maintained private garden with paved patio areas, lawn, mature shrubs, planted borders and timber shed.

T: 0191 2463666

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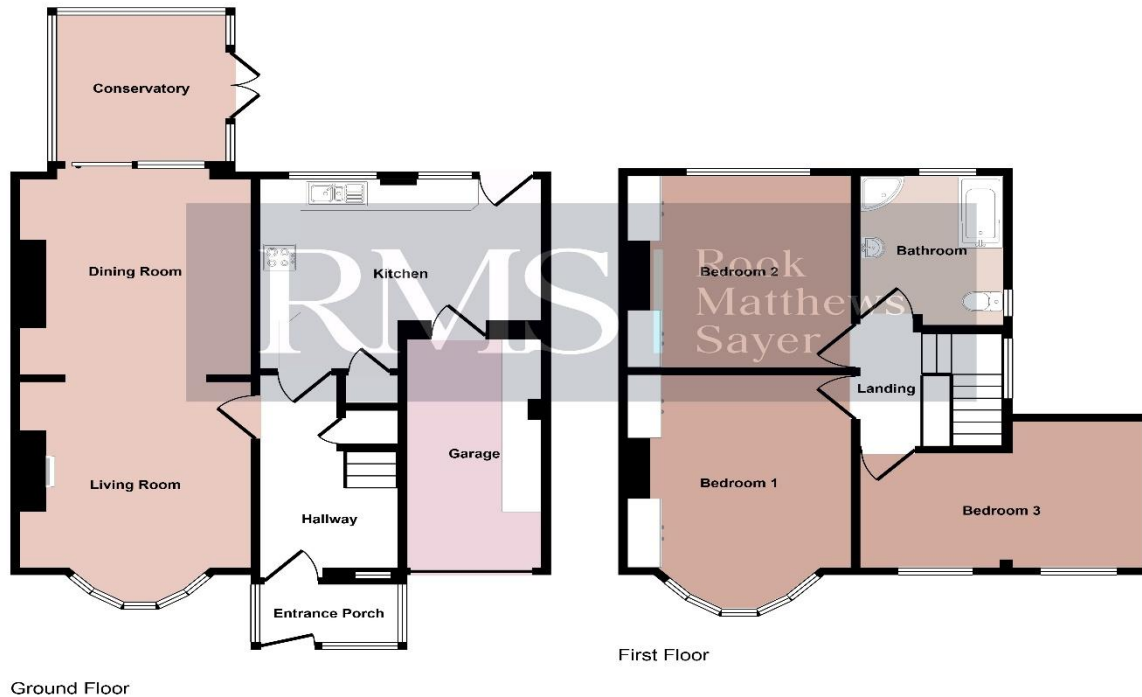
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

AWAITING EPC

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.

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 relation to this property.



PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: FTTP
 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: TBC

WB3813.TJ.DB.14.05.2026.V.1

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