



Pinetree Gardens | Whitley Bay | NE25 8XX

£420,000

An impressive four-bedroom semi-detached home occupying a highly sought-after position within Pinetree Gardens, offering beautifully presented accommodation together with an integral garage, mature rear garden, conservatory, en-suite shower room and the significant advantage of owned solar panels with battery storage. Internally the property comprises a welcoming entrance hall, bay-fronted living room, spacious dining room currently utilised as a second reception room, an outstanding shaker-style fitted kitchen opening into the family space and conservatory dining room overlooking the rear garden. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a stylish family bathroom. Externally the property enjoys a block paved driveway, integral garage and a beautifully established rear garden with decking, lawn, mature planting and timber garden room. Ideally positioned close to highly regarded schools, local amenities, excellent transport links and the coastline, this is a superb long-term family home within one of Whitley Bay's most desirable residential locations.

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Four Bedroom Semi-detached

Double Width Driveway

Three Versatile Reception Areas

Integral Garage

Superb Shaker-Style Fitted Kitchen

Owned Solar Panels with Battery Storage

**Beautifully Established and
Expansive Rear Garden with Garden
Room**

**Within the Catchment Area for
Excellent Schools**

For any more information regarding the property please contact us today

PORCH: Front entrance door with glazed side panels, tiled flooring, internal door to the hallway.

HALLWAY: Radiator, under-stair storage cupboard, staircase to the first floor, door to:

LOUNGE: 13'1" x 10'5" (3.98m x 3.17m) Double glazed bay window, electric flame effect heater, radiator.

DINING ROOM / RECEPTION ROOM: 12'3" x 11'11" (3.73m x 3.62m) Currently utilised as an additional reception room, double glazed window overlooking the rear garden, feature fireplace with inset multi-fuel stove and timber mantle, radiator, open through to the kitchen, sliding door to conservatory.

KITCHEN: 18'1" x 8'2" (5.51m x 2.50m) A beautifully appointed shaker-style fitted kitchen incorporating a comprehensive range of wall, base and drawer units with complementary work surfaces. Space for a range cooker with cooker hood above, integrated dishwasher, space for American-style fridge freezer, vertical radiator, double glazed windows to the side and rear elevations, open plan to the dining/reception room with French doors leading to the garden.

CONSERVATORY: 10'3" x 9'3" (3.13m x 2.83m) Double glazed windows, tiled flooring, radiator, double glazed door opening onto the rear decking and garden.

LANDING: Two loft access hatches for main structure and extension, door to:

BEDROOM ONE: 15'3" x 8'0" (4.66m x 2.44m) Double glazed bay window, radiator, fitted wardrobes, fitted carpet, door to:

EN-SUITE SHOWER ROOM: 7'9" x 7'7" (2.36m x 2.30m) Walk-in shower enclosure, pedestal wash hand basin, low level W.C, radiator, double glazed window.

BEDROOM TWO: 11'6" x 10'10" (3.50m x 3.31m) Double glazed bay window, fitted wardrobes, radiator.

BEDROOM THREE: 11'6" x 10'10" (3.50m x 3.31m) Double glazed window, radiator.

BEDROOM FOUR: 8'6" x 8'4" (2.58m x 2.55m) Double glazed window, radiator, fitted wardrobes.

FAMILY BATHROOM: 8'4" x 7'7" (2.54m x 2.32m) Three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. radiator, double glazed window.

EXTERNAL: Block paved driveway providing off-street parking leading to the integral garage. Attractive front garden with established hedging.

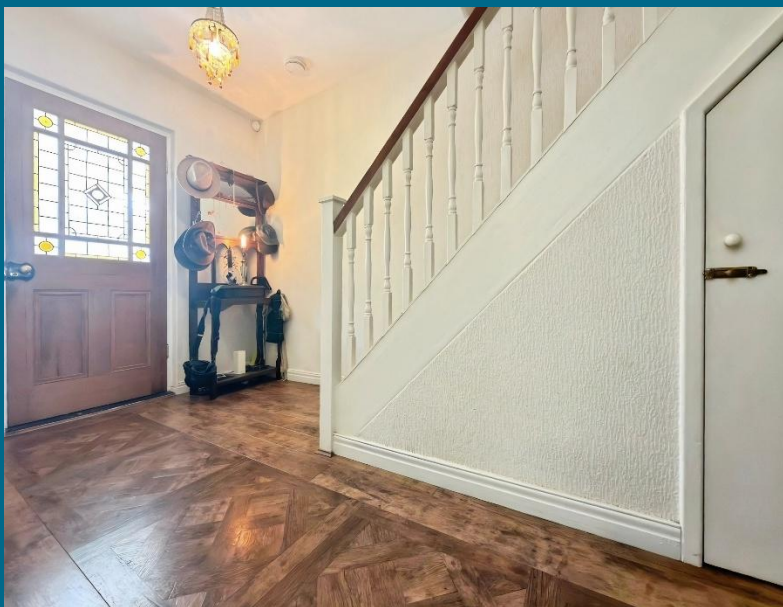
The rear garden has been beautifully maintained and enjoys an excellent degree of privacy, laid mainly to lawn with mature trees, shrubs and planted borders together with paved pathways, seating areas and raised decking adjoining the conservatory. There is also a timber garden room together with additional garden storage.

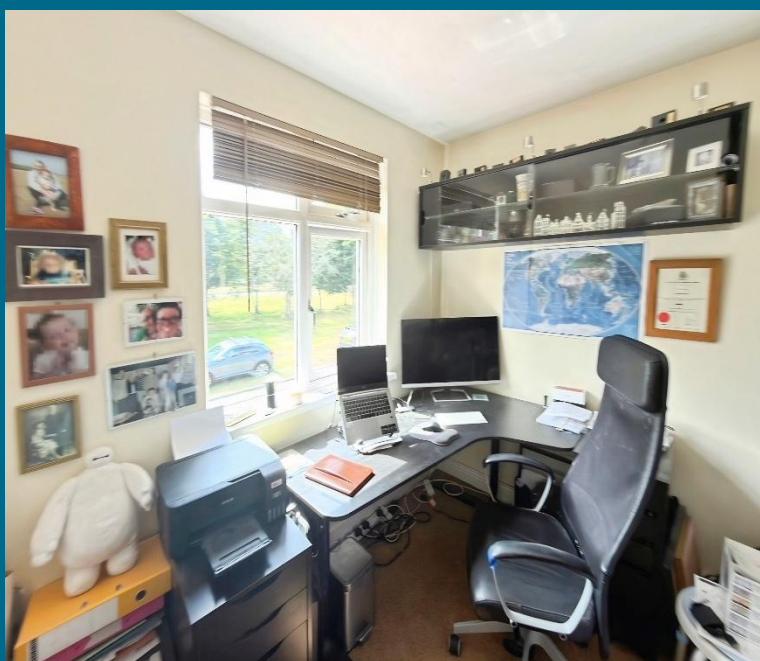
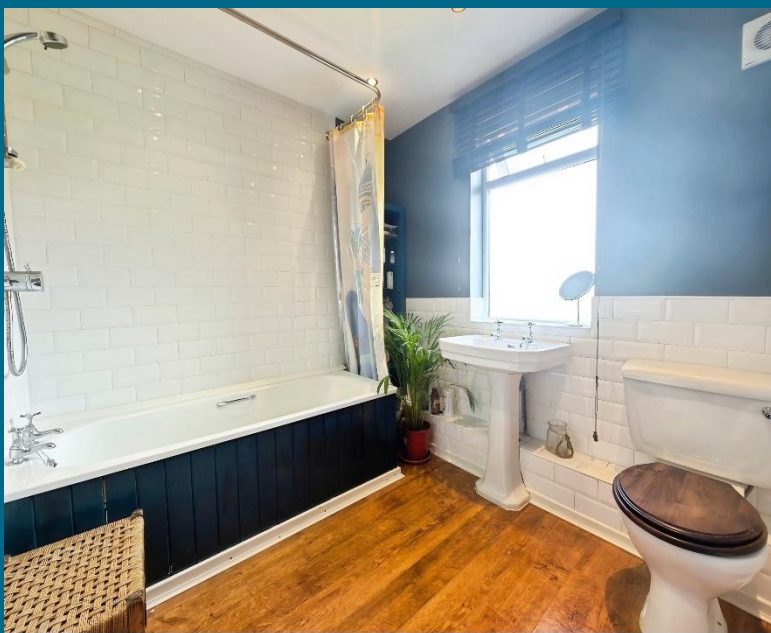
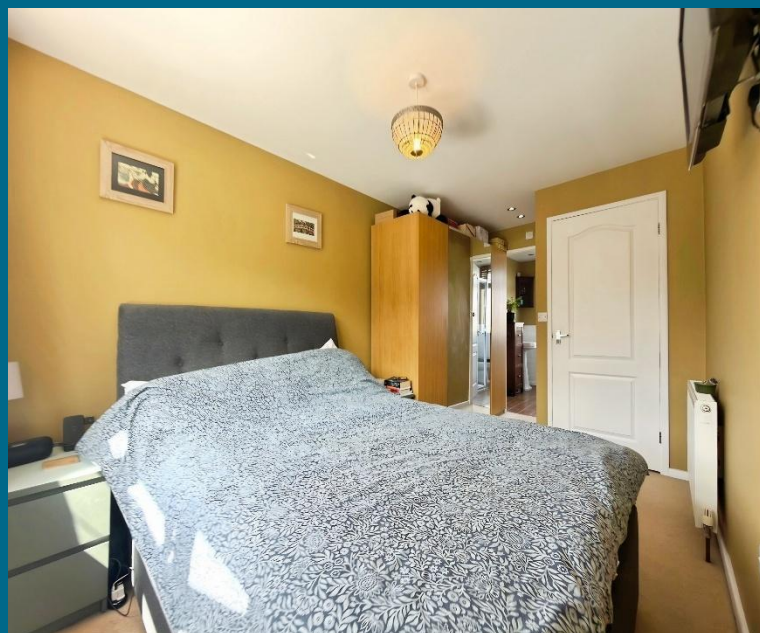
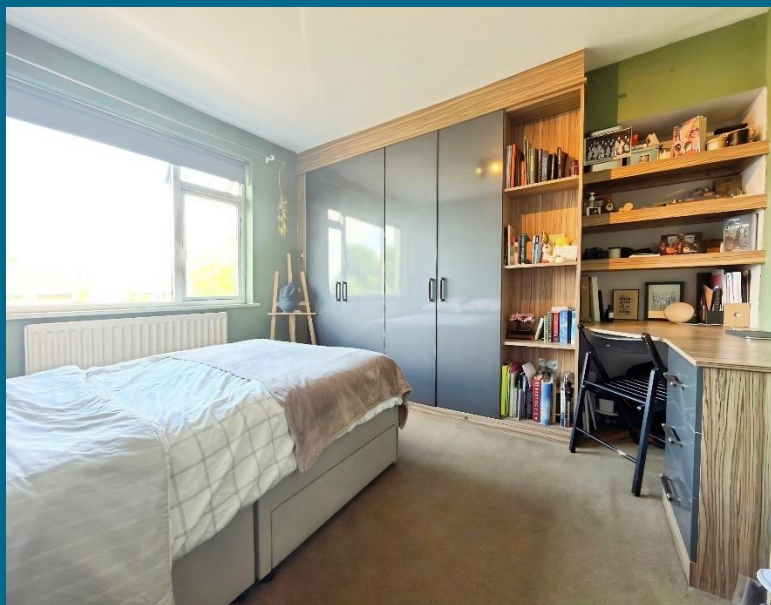
Integral Garage: 15'0" x 8'4" (4.57m x 2.54m) Barn style garage door, power and lighting and plumbing for a washing machine. The garage also houses the battery storage system connected to the property's owned solar panel installation and the gas combi boiler.

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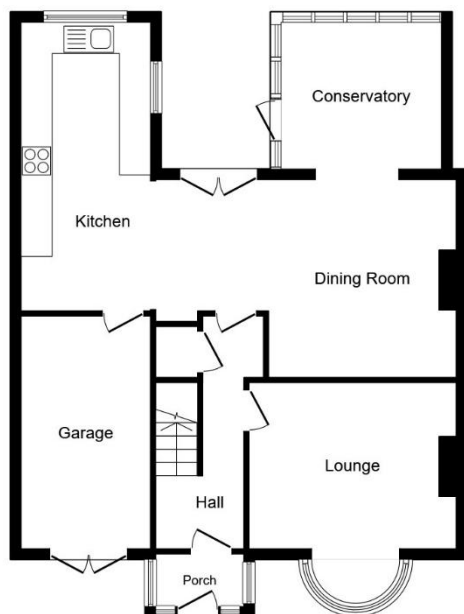
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Pinetree Gardens, Whitley Bay, NE25 8XX



Ground Floor



First Floor

Total floor area: 141.8 sq.m. (1,526 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: "Cable/FTTC/FTTP/
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway
Owned Solar Panels with battery storage

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:

EPC RATING: D

WB3943TJ.DB.16.07.2026

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 as any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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