



Zetland Drive | Whitley Bay | NE25 8UW

Offers Over £230,000

This well-presented three bedroom semi-detached home enjoys an open outlook across green space and offers spacious, well-balanced accommodation along with the benefit of off-street parking to the rear. The layout flows naturally and provides a bright, comfortable living environment with low-maintenance outdoor space. The ground floor features an entrance hallway leading through to a generous open-plan lounge and dining area, offering a versatile space suited to both everyday living and entertaining. The kitchen is positioned to the rear of the property and provides direct access to the garden, creating a practical connection between indoor and outdoor space. To the first floor, there are three bedrooms, including two comfortable doubles and a third room offering flexibility for a range of uses. The accommodation is completed by a modern bathroom, finished in a clean, contemporary style. Externally, the property benefits from a paved rear garden designed for ease of maintenance, together with a rear driveway providing off-street parking. To the front, the home enjoys a pleasant open aspect across green space, adding to the sense of space and outlook. Zetland Drive is well positioned for access to local shops, amenities and transport links, with Whitley Bay town centre within easy reach. The coastline and beaches are also close by, offering scenic walks and leisure opportunities along the seafront.

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Three Bedroom Semi-detached

Open Green Outlook to the Front

Rear Driveway Providing Off-street Parking

Close to Whitley Bay Amenities and Coastline

North West Facing Paved Rear Garden

Spacious Lounge/Dining Area Flooded with Natural Light

For any more information regarding the property please contact us today

ENTRANCE HALL: Double glazed entrance door, double glazed window, staircase to first floor with spindle banister, built in cupboard, radiator, door to:

LOUNGE/DINING ROOM 21'1 x 12'9 (6.43m x 3.89m): Double glazed windows to front and rear, television point, two radiators.

KITCHEN 8'6 x 8'8 (2.59m x 2.64m) Fitted with a range of wall, base and drawer units, basin, work surfaces, gas cooker point, Integrated dishwasher, part tiled walls, radiator, double glazed window to rear, double glazed door to side.

LANDING: Double glazed window to side, loft access hatch, door to:

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BEDROOM ONE 10'7 x 11'5 (3.22m x 3.48m) Double glazed window to front, radiator.

BEDROOM TWO 10'5 x 9'6 (3.18m x 2.9m) plus door recess & cupboard Double glazed window to rear, radiator.

BEDROOM THREE 8'2 x 8'7 (2.48m x 2.62m) Double glazed window to front, radiator.

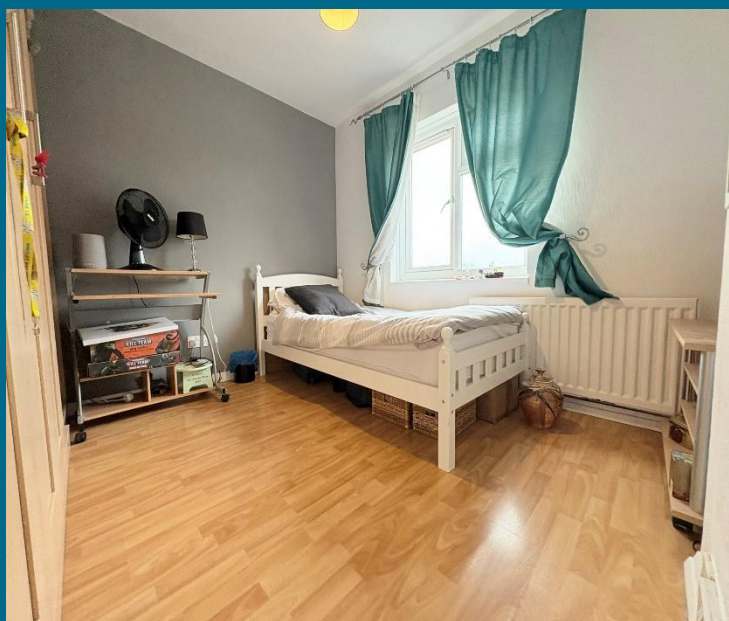
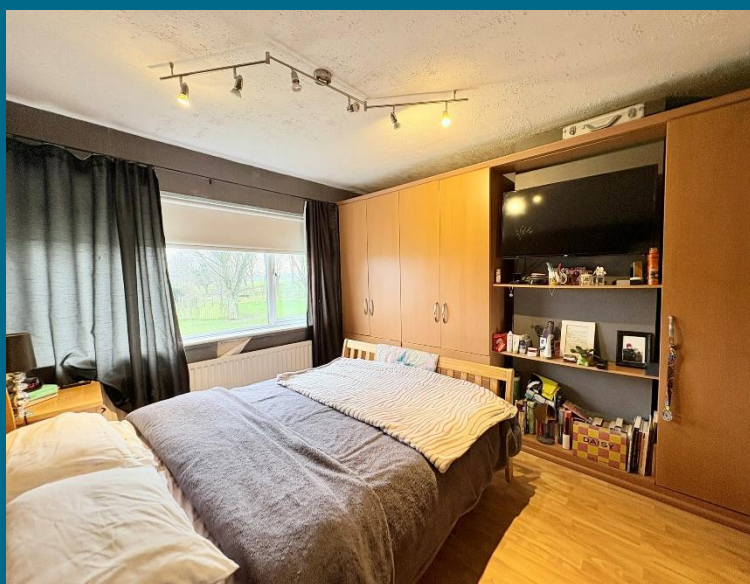
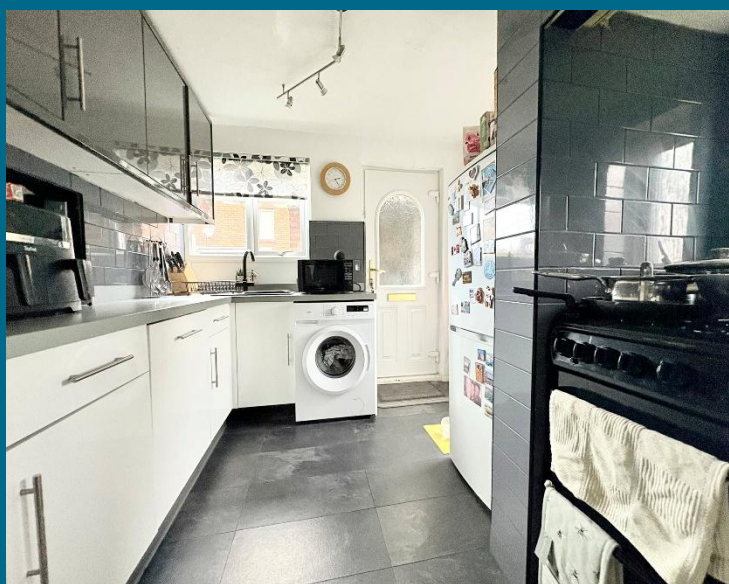
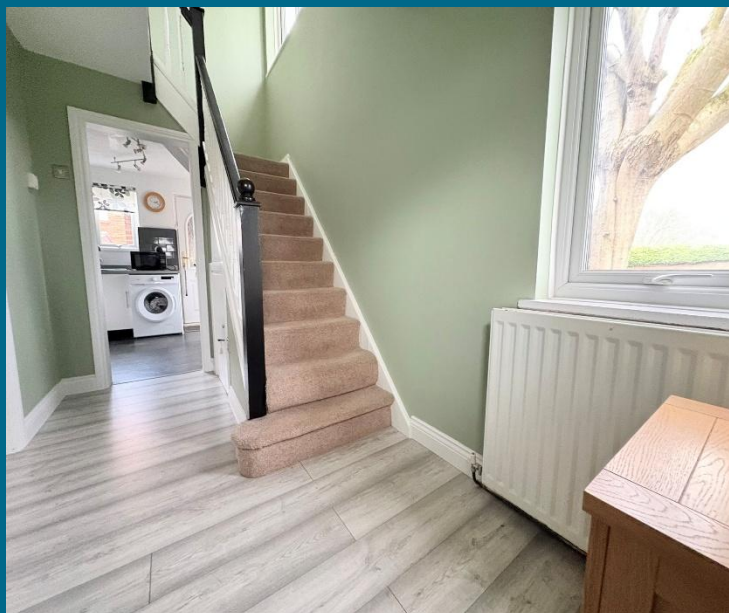
SHOWER ROOM: Three-piece suite comprising walk in shower, vanity basin, low level W.C, radiator, frosted double glazed window, tiled floor.

EXTERNALLY: To the rear is a paved, low-maintenance North-West facing garden with the benefit of a rear driveway providing off-street parking. The front of the property enjoys an open aspect across green space, enhancing the outlook.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

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

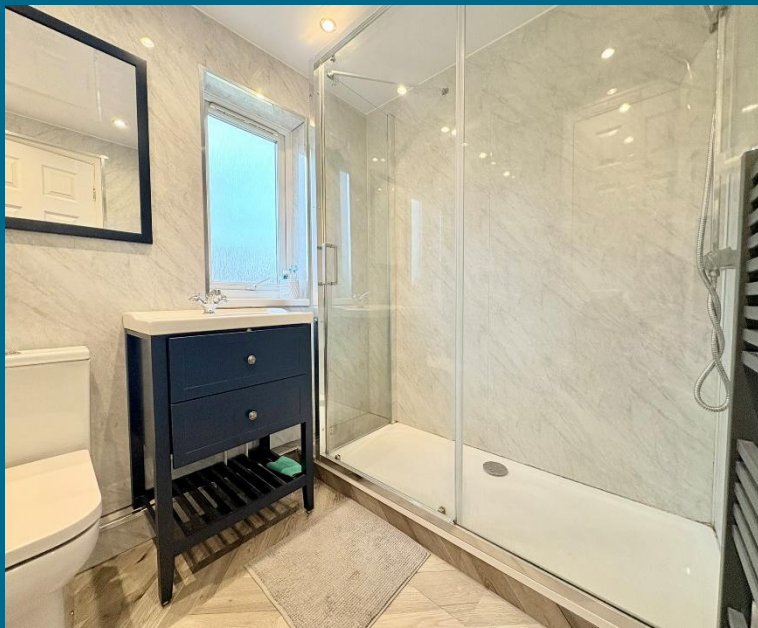
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Ground Floor

First Floor

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.

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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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