



Zetland Drive, Whitley Bay



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1050 ft²
 97.6 m²
 Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £240,000

Description

THREE BEDROOM SEMI DETACHED PROPERTY OCCUPYING A SUBSTANTIAL CORNER PLOT SITUATED IN WHITLEY BAY

Brannen & Partners welcome to the market this well proportioned three bedroom semi detached property conveniently located close to local shops, amenities and schools in Whitley Bay. Benefitting from good sized accommodation, large gardens to the rear, side and front with a garage and driveway parking.

Briefly comprising: Entrance porch to the hallway accessing all ground floor rooms and stairs to the first floor. The living room offers a dual aspect, fireplace and sliding patio doors to the conservatory which overlooks the rear garden. The kitchen has fitted wall and base units leading to a handy utility area and storage space. A separate W.C. is accessed from the hallway.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are doubles in size, one of which has a dual aspect and fitted wardrobes, the third bedroom is being utilised as a home office. The fully tiled modern bathroom comprises a bath with shower over, hand basin within a vanity unit and a W.C.

Externally this property sits on a substantial corner plot, boasting generous sized gardens to the front, rear and side as well as having a garage and driveway parking.

Conveniently situated within close proximity to local amenities, shops and Monkseaton High School. Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to Newcastle City centre. The property is within easy reach of the seafront and Whitley Bay centre with its array of many shops, cafes and restaurants.

Entrance Porch

Hallway

Living Room

17'10" x 14'0"

Conservatory

10'11" x 8'3"

Kitchen

10'5" x 10'2"

Utility Room

8'4" x 6'3"

Storage

8'4" x 6'1"

W.C.

Bedroom One

13'8" x 10'9"

Bedroom Two

10'11" x 10'6"

Bedroom Three

9'11" x 6'11"

Bathroom

6'11" x 5'5"

Externally

Externally this property sits on a substantial corner plot, boasting generous sized gardens to the front, rear and side as well as having a garage and driveway parking.

Tenure

Freehold

