

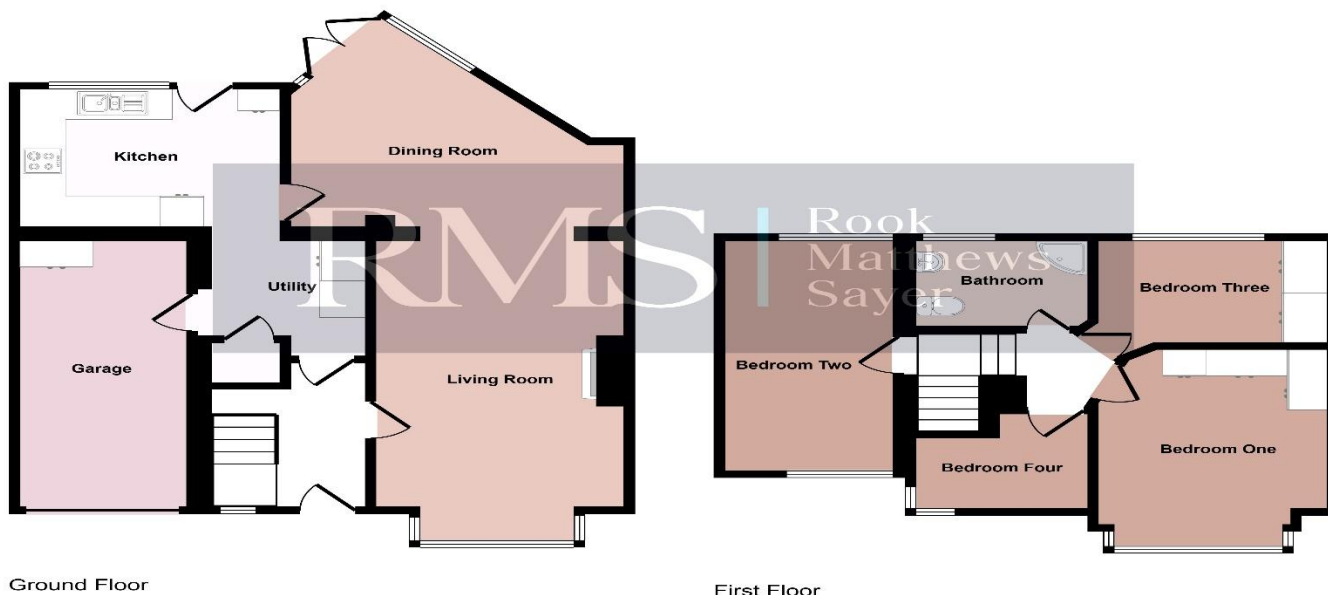


Marina Drive | Whitley Bay | NE25 9NH

£300,000

Positioned behind a driveway and garage, this four-bedroom semi-detached home offers generous proportions and now presenting a clear opportunity for thoughtful updating. The ground floor is arranged offers generous living space including a spacious bay-fronted living room with feature fireplace, a separate dining room opening onto the rear garden, and a fitted kitchen with adjoining utility area. To the first floor there are four bedrooms, with fitted wardrobes to the principal bedroom, alongside a family bathroom. Upstairs, the property offers four bedrooms. A bathroom completes the accommodation. Externally, the rear garden has been designed for ease of maintenance, with paved areas and established planting creating a private outdoor space. To the front, a driveway provides off-street parking and leads to the garage.

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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.

HALLWAY: Front entrance door, stairway to first floor, radiator, door to:

LIVING ROOM 17'1" x 10'8" (5.21m x 3.25m) plus bay: Double glazed bay window, gas fire (not tested), radiator, open to:

DINING ROOM 14'5" x 12'6" (4.39m x 3.81m) Maximum measurements: Double glazed French doors to rear garden, radiator.

KITCHEN 11'4" x 9'6" (3.45m x 2.90m): Range of wall and base units, work surfaces, sink unit, integrated double oven, gas hob (not tested), cooker hood, double glazed window, door to rear.

UTILITY ROOM 6'4" x 7'7" (1.93m x 2.31m): Wall and base units, work surface, plumbing for appliances, under stairs cupboard, radiator, access to garage.

GARAGE 7'5" x 17'6" (2.26m x 5.33m): Up and over door.

LANDING: Loft access hatch, door to:

BEDROOM ONE 9'8" x 13'1" (2.95m x 3.99m) into bay: Double glazed bay window, fitted wardrobes, radiator

BEDROOM TWO 7'4" x 15'0" (2.24m x 4.57m) including wardrobes: Double glazed window, fitted wardrobes.

BEDROOM THREE 6'5" x 8'1" (1.96m x 2.46m) plus fitted wardrobes: Double glazed window, radiator

BEDROOM FOUR 6'2" x 7'4" (1.88m x 2.24m): Double glazed window, radiator

BATHROOM 7'4" x 5'3" (2.24m x 1.60m): Walk in shower enclosure, wash hand basin, WC, double glazed window.

EXTERNALLY: Block paved driveway providing off-street parking to the front and access to garage. To the rear is an enclosed paved garden with planted borders, private and low maintenance.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

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.

AGENTS NOTE:

This property is sold as seen and there is limited information available.

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: B

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.



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