



Tarsset Road | Wellfield, Whitley Bay | NE25 9HN

£315,000

Positioned within the ever-popular Tarsset Road in the South Wellfield area, this three-bedroom semi-detached home offers a well-balanced layout with generous room proportions and excellent day-to-day practicality. The ground floor is centred around a spacious lounge to the front, while to the rear a substantial dining kitchen provides the main hub of the home, offering ample space for both cooking, dining and entertaining. A separate utility room adds further functionality and gives access through to the garage. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with a defined dressing area, alongside a family bathroom and an additional study providing useful flexibility for home working or storage. Externally, the property benefits from solar panels, driveway parking leading to the garage, with a private rear garden offering a pleasant outdoor space. The location is well placed for access to local shops, schools and transport links, with Whitley Bay town centre and the coastline within easy reach.

RMS | Rook
Matthews
Sayer



ENTRANCE PORCH: Entrance door, double glazed window, door to:

ENTRANCE HALLWAY: Entrance door, stairs to first floor, radiator, door to:

LIVING ROOM 17'9" x 11'9" (5.41m x 3.58m): A spacious front-facing reception room with good natural light. Double glazed window, radiator, decorative coving.

DINING KITCHEN 16'11" x 13'7" (5.16m x 4.14m) plus storage cupboards: A generous dining kitchen fitted with a range of wall and base units with work surfaces incorporating a sink unit, with ample space for dining. Double glazed window, fitted units, sink unit, integrated appliances, radiator, sliding door to garden, door to:

UTILITY ROOM 6'5" x 7'4" (1.96m x 2.24m): Plumbing for washing machine, double glazed window, door to garden and door to:

W.C: Low level cistern W.C, hand wash basin.

GARAGE 7'0" x 11'5" (2.13m x 3.48m): Integral garage with roller door.

LANDING: Access to all first-floor rooms and storage cupboard.

BEDROOM ONE 10'8" x 10'7" (3.25m x 3.23m) plus dressing area 4'0" x 5'7" (1.22m x 1.70m): A well-proportioned double bedroom with adjoining dressing space with fitted storage/wardrobe space. Double glazed windows, radiator

BEDROOM TWO 10'3" x 11'0" (3.12m x 3.35m): A comfortable double bedroom. Double glazed window, radiator

BEDROOM THREE 6'7" x 12'3" (2.01m x 3.73m): A versatile third bedroom. Double glazed window, radiator

STUDY 4'2" x 6'7" (1.27m x 2.01m): Useful additional room suited to home working or storage. Double glazed window, radiator

BATHROOM 5'9" x 7'3" (1.75m x 2.21m): Walk-in shower, pedestal basin, low level cistern W.C, double glazed window, part tiled walls, tiled floor, loft access hatch.

EXTERNALLY: To the front, the property benefits from a driveway providing off-street parking leading to the integral garage. fitted solar panels to the roof and a private enclosed rear garden offering a pleasant outdoor space.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

Solar Panels Owned Outright. For more information ask Agent

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

RESRICTIONS AND RIGHTS

Not allowed to keep Chickens

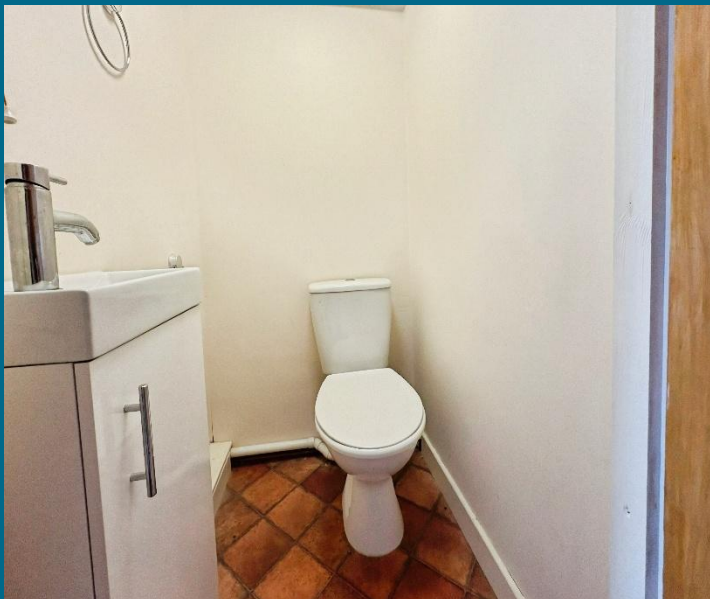
TENURE

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: C

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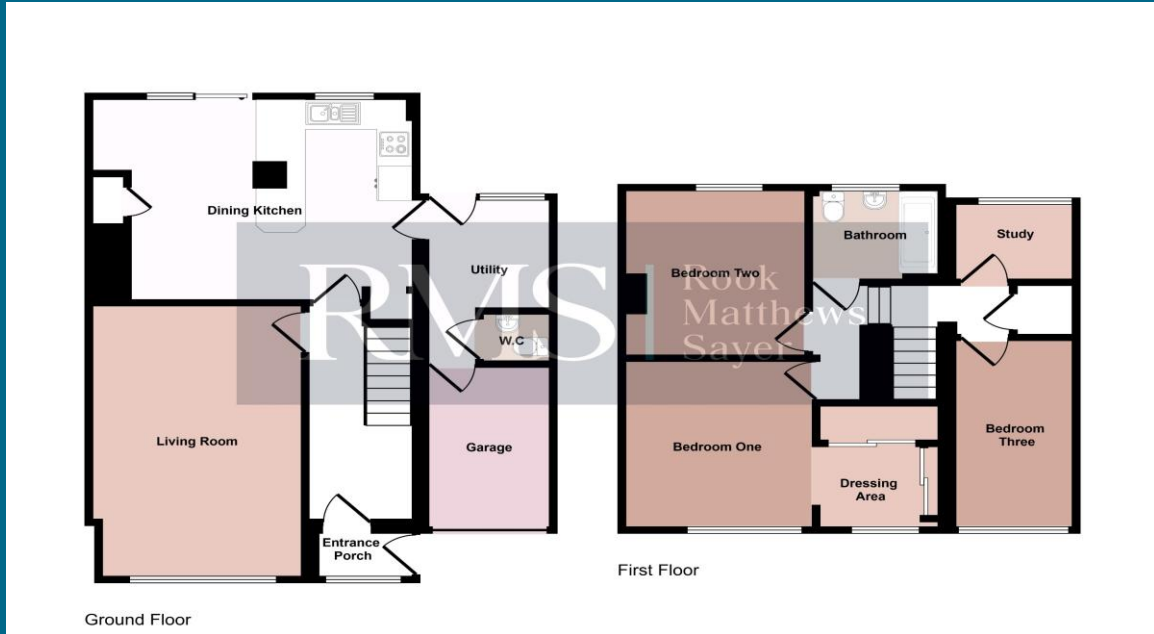


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

