



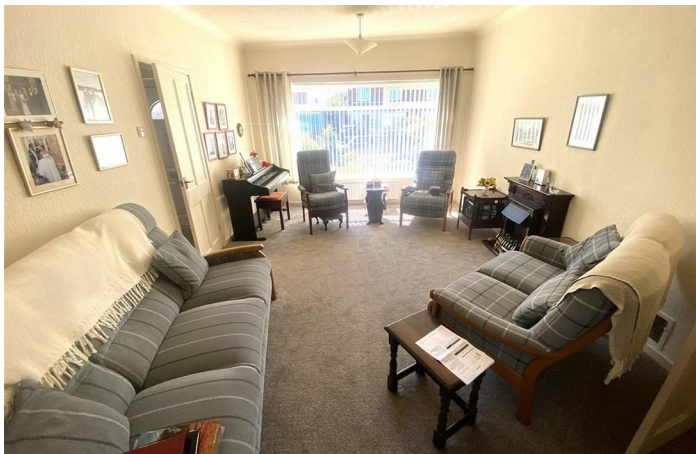
## 12 Wilton Drive

West Monkseaton, Whitley Bay NE25 9PU

- Semi Detached Bungalow
  - 3 Reception Rooms
  - Modern Shower Room
  - Utility Room/second w.c.
    - Freehold
- Stunning Gardens
  - Fitted Kitchen
  - 2 Bedrooms
    - Driveway
  - No Upper Chain

**£330,000**





Well situated on the charming Wilton Drive in Whitley Bay, this delightful semi-detached bungalow presents a fabulous opportunity for those seeking a spacious and versatile home, offering ready to move into accommodation.

The bungalow boasts three inviting reception rooms, providing ample space for relaxation, entertaining, or multi purpose use.

Step outside to discover a beautiful rear garden, well-stocked with stunning plants and flowers, creating a serene outdoor retreat. This garden is perfect for enjoying sunny afternoons. Additionally, the property includes a driveway for off-street parking and a garage, which has been converted into a utility room and second w.c., still leaving space for storage.

Situated in an excellent location, this bungalow is close to local amenities, ensuring that everything you need is just a short distance away. Whether you are looking for a peaceful retreat or a home that can adapt to your lifestyle, this property is a must-see.

Briefly comprising Entrance Porch, Lounge with double sliding doors to Second Reception Room, with square arch to a 18ft Dining Room with double French doors to rear, Re-fitted Kitchen with a good range of wall & floor units with roll top work surfaces incorporating a sink unit, gas hob and electric oven, door to Utility Area with work bench and space for white goods, access to garage for storage only, Second w.c, Inner Hallway with 2 Bedrooms master with built in wardrobes, Shower Room with walk in good sized enclosure with mains shower, vanity washbasin and low level w.c.. Externally to the front is block paved driveway and garden area, to the rear there is a stunning well stocked fenced garden with Summer House and storage shed.

### Entrance Porch

### Living Room

18'4 x 12'2

### Second Reception Room

12'2 x 11'2

### Dining Room

18'7 x 8'9

### Kitchen

12'4 x 8'4

### Utility Room

7'5 x 6'3

### W.C,

### Inner Hallway

### Bedroom One

13'8 x 12'0

### Bedroom Two

7'10 x 6'8

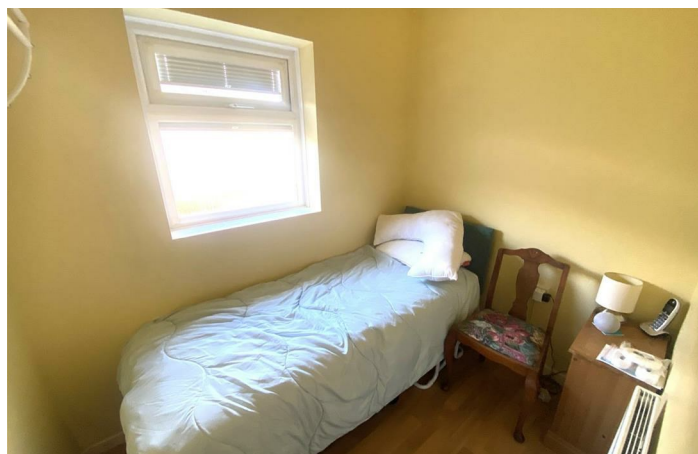
### Shower Room

5'10 x 5'6

### Externally

### Disclaimer

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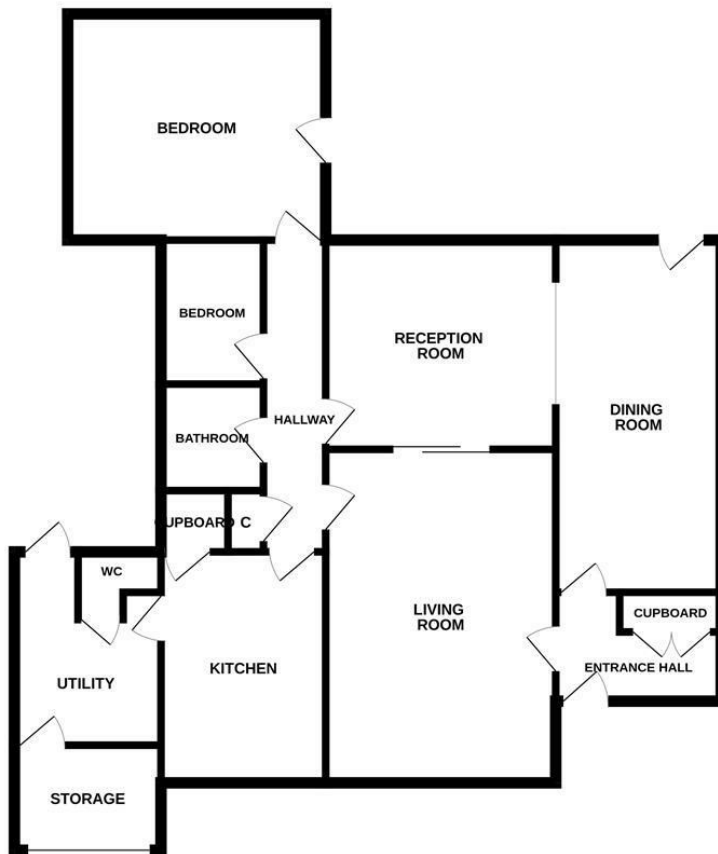


**Local Authority** North Tyneside  
**Council Tax Band** C  
**EPC Rating** D  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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