

FOR  
SALE

1 NELSON ROAD, WHITLEY BAY NE25 9HP  
£245,000



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- LOVELY KITCHEN
- MODERN SHOWER ROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- PRIVATE REAR & SIDE GARDENS
- EPC RATING PENDING

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HALLWAY

LOUNGE  
13'6 x 12'11

DINING ROOM  
15'10 x 14'3

KITCHEN  
9'5 x 6'11

LANDING

BEDROOM  
10'11 x 9'11

BEDROOM  
9'8 x 8'11

SHOWER ROOM WC  
8'4 x 4'6

GARAGE  
13'5 x 9'9

FRONT AND SIDE GARDEN

REAR GARDEN

## 1 NELSON ROAD, WHITLEY BAY NE25 9HP

A fantastic opportunity to acquire a charming two-bedroom semi-detached home, ideally situated at 1 Nelson Road in the sought-after area of Wellfield, Whitley Bay.

Set on a generous and attractive plot, this property enjoys a peaceful position within a quiet residential neighbourhood, making it perfect for a range of buyers—from first-time homeowners to those looking to downsize.

The accommodation offers a welcoming layout, comprising two well-proportioned reception rooms, a kitchen, two comfortable bedrooms, and a shower room. Externally, the home continues to impress with a garage, driveway parking, and beautiful rear and side gardens—offering a lovely outdoor space to relax and enjoy.

Wellfield is a highly regarded part of Whitley Bay, known for its strong sense of community and excellent local amenities. The area features a variety of independent shops, cafés, and everyday conveniences, while good transport links provide easy access to surrounding areas. The beautiful North Tyneside coastline is also within easy reach, perfect for enjoying coastal walks and leisure time.

A lovely home in a popular and convenient location—early viewing is recommended.

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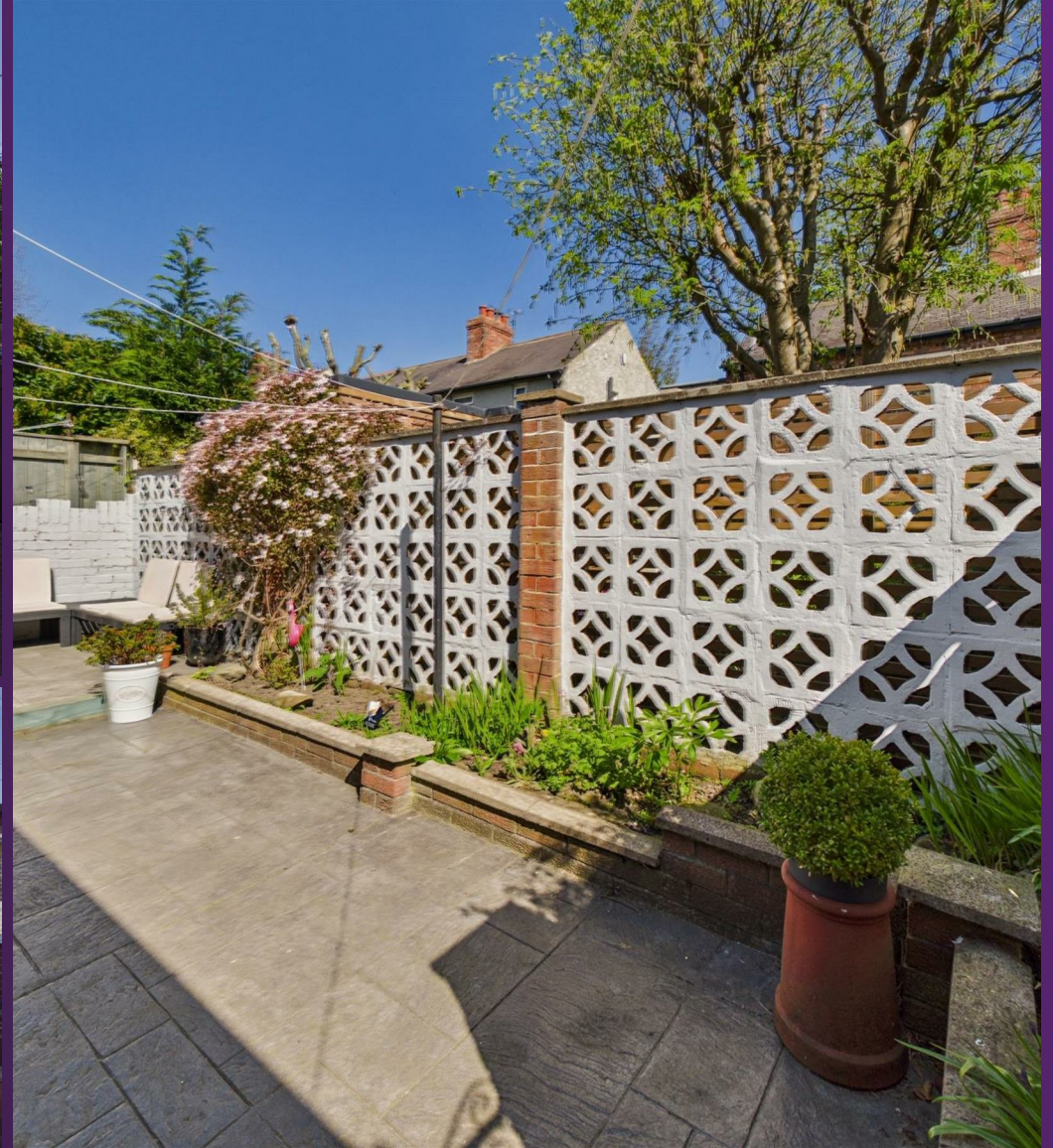
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
874 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

GIRAFFE360

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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

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