





- Semi Detached House
- Gas Central Heating
- Open Aspect To Front
- Central Location
- Front and Rear Gardens
- Two Bedroom Home
- UPVC Double Glazing
- Freehold Property
- Utility Room
- Viewing Recommended





Early viewings are invited on this very well presented and improved semi detached house which has very versatile configuration for the new owner.

Internally the property briefly comprises to the ground floor:- entrance hall, lounge, dining room, modern well appointed kitchen, handy utility area and a converted room to the rear which can be used as a study/office. On the first floor you are presented with two bedrooms and a family bathroom WC. Externally there are gardens to the front and rear. The property further benefits from gas central heating and double glazing.

Zetland Drive is a sought-after residential location, which is very well situated for access to all essential amenities. You have very close access to the seafront; which has blue flag status and are within easy reach of main travel links to include the A19 North and Southbound through the Tyne Tunnel. All in all this property really does offer a lot to the potential buyer.

Interested parties are urged to arrange a prompt and essential internal viewing as soon as possible. You can contact our sales office on 019 1257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

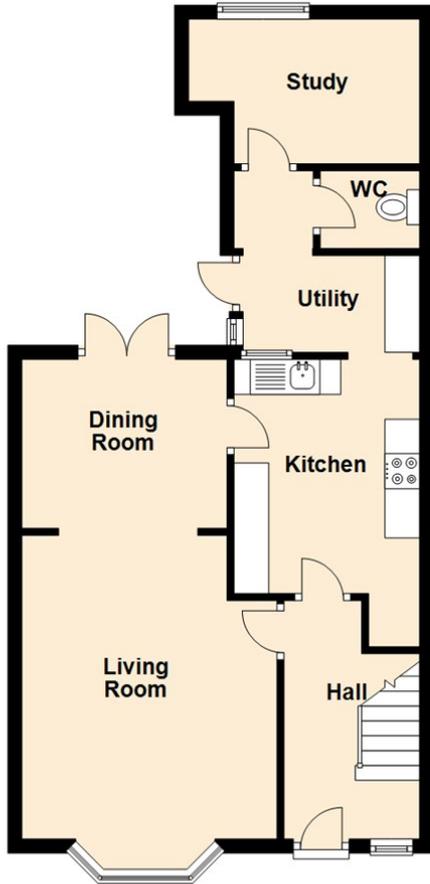
#### COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

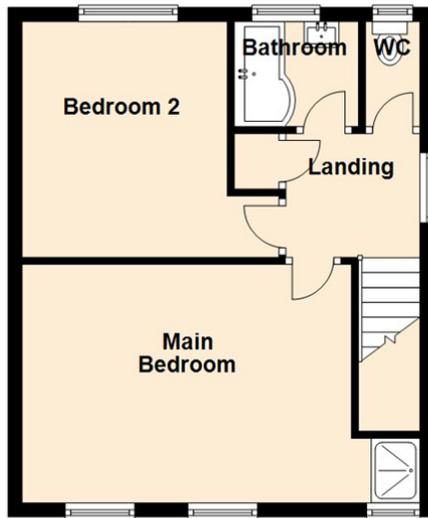
Council Tax band \*A\*



### Ground Floor



### First Floor



Living Room 14'2" x 12'0" (4.33 x 3.67)

Dining Room 7'10" x 9'8" (2.41 x 2.95)

Kitchen 13'5" x 8'9" (4.10 x 2.67)

Utility 4'6" x 8'3" (1.38 x 2.54)

Study 6'9" x 10'10" (2.06 x 3.32)

Main Bedroom 11'1" x 15'6" (3.40 x 4.74)

Bedroom Two 11'0" x 9'8" (3.36 x 2.95)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 

## The difference between house and home

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