

FOR
SALE

103 MARINE AVENUE, WHITLEY BAY NE26 3LN
£995,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- FANTASTIC & SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN
- TWO BATHROOM WCs & DOWNSTAIRS WC
- DETACHED GARAGE TO REAR OF PROPERTY
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
18'7 x 15'11

RECEPTION ROOM TWO
15'10 x 14'1

DINING KITCHEN
25'2 x 12'9

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE
16'3 x 14'6

BEDROOM TWO
15'10 x 14'1

BEDROOM THREE
12'1 x 6

BATHROOM WC
11'9 x 9'2

SECOND FLOOR LANDING

BEDROOM FOUR
16'2 x 12'2

BEDROOM FIVE
14'3 x 12'10

BATHROOM WC
8'2 x 7'5

GARAGE
15'11 x 9'7 & 20'11 x 9'2

FRONT GARDEN

REAR GARDEN

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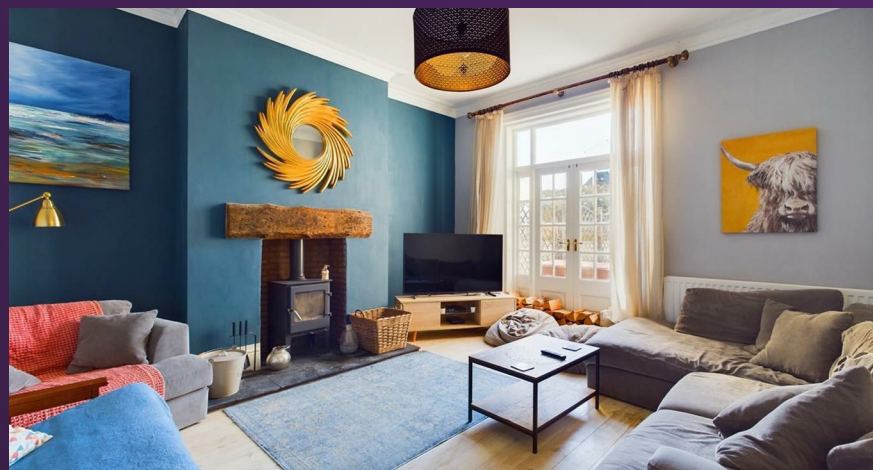
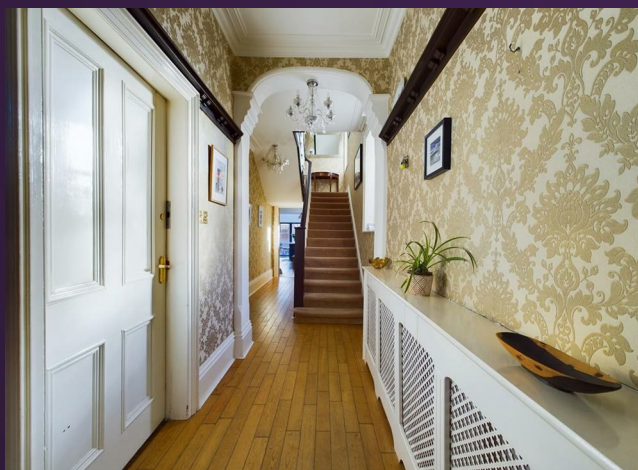
Embleys are delighted to be instructed in the sale of this impressive and characterful, semi detached house built in the Victorian era and perfectly located in a much sought after residential location. It boasts a wealth of period features with contemporary additions and is ideal for a family.

With over 2000 square foot of accommodation set over three floors this beautiful property comprises of a vestibule and grand entrance hallway with period stained glass window, stairs up to the first floor and doors to the elegant and spacious reception rooms, one with an impressive period fireplace and the other with a multi fuel burner. The fabulous and contemporary dining kitchen has space for an eight seater dining table as well as an Island with breakfast bar. There are a good range of fitted units with Quartz worktops and under cabinet lighting, integrated appliances including two eye level single ovens, induction hob, microwave, fridge and dishwasher, space for an American style fridge freezer and bifolding doors providing an abundance of natural light and access to the rear garden. To the first floor there are two spacious and elegant bedrooms with beautiful period fireplace and a built in window seat to the front facing room, a good sized third bedroom and a modern family bathroom with freestanding bath, walk in rainfall shower, twin wash basins and integrated WC. The top floor has two further bedrooms with period cast iron fireplaces and another bathroom with freestanding bath, walk in rainfall shower, vanity washbasin and integrated WC. Externally the property has a detached garage currently set up as a utility area and a separate storage room which was previously used as an office with a separate WC. The front garden has an impressive driveway and the rear garden is South facing with lawn, patio and hot tub.

The generous size, features and fabulous location of this property makes for a rare and exciting opportunity which can only truly be appreciated by a visit.

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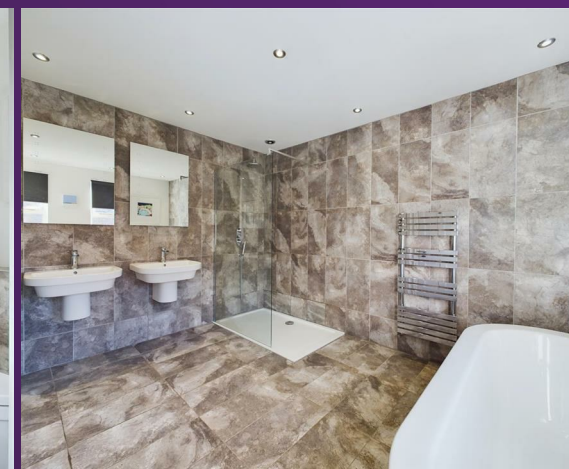
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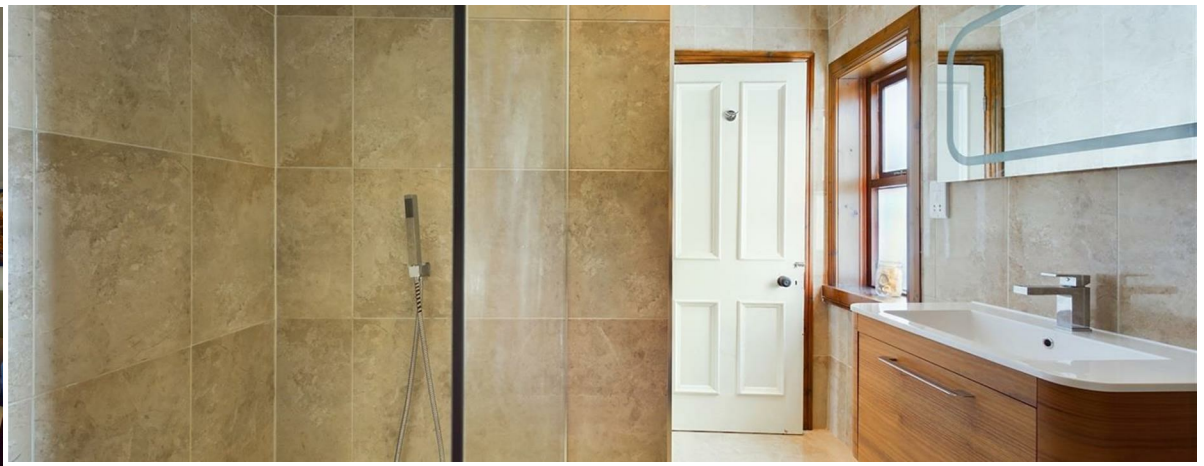
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SMOKE ALARMS

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) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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