

FOR
SALE

8 MARLBOROUGH HOUSE 29 HOLYWELL AVENUE, WHITLEY BAY NE26 3AH
£149,950



1 BEDROOM FLAT

- ONE BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE OPEN INTO KITCHEN
- BATHROOM WC
- COMMUNAL GARDENS
- DETACHED GARAGE
- NO UPPER CHAIN
- EPC RATING B

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COMMUNAL ENTRANCE

LOUNGE
16'9" x 10'3"

KITCHEN
5'11" x 8'1"

BEDROOM
12'4" x 10'4"

BATHROOM WC
7'8" x 6'9"

DETACHED GARAGE
8'6" x 18'5"

COMMUNAL GARDEN

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This lovely flat is situated on the first floor and is perfectly located in a highly sought after residential location, has no upper chain and is ideal for a variety of buyers.

This one bedroom flat consists of lounge which is open plan to a classic kitchen benefitting from a range of units with contrasting worktops, single oven and induction hob. There is a spacious bedroom with fitted wardrobes and a bathroom with panelled bath and shower over, pedestal washbasin and low level WC.

Externally: Detached garage, communal gardens.

The fabulous location and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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FLOORPLAN

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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	83	83
(69-80) C		
(55-68) D		
(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>		

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