

FOR  
SALE

30 HADDINGTON ROAD, WHITLEY BAY NE25 9UY  
£675,000



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- WELL EXTENDED & CONVERTED
- TWO RECEPTION ROOMS
- FABULOUS DINING KITCHEN & UTILITY ROOM
- STYLISH FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
17'7 x 11'8

RECEPTION ROOM TWO  
15'9 x 11'4

DINING KITCHEN  
26'9 x 12'5

UTILITY ROOM  
13'6 x 9'3

LANDING

BEDROOM ONE  
15'6 x 10'8

ENSUITE  
7'6 x 7'2

BEDROOM TWO  
15'9 x 11'9

BEDROOM THREE  
13'11 x 9'10

BEDROOM FOUR  
10'5 x 11'6

BEDROOM FIVE  
11'6 x 7'10

BATHROOM WC  
7'9 x 7'8

GARAGE  
16'9 x 14'9

FRONT GARDEN

REAR GARDEN

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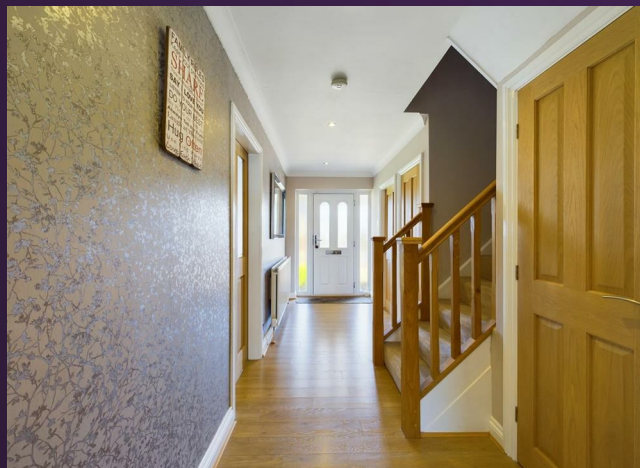
Embleys are proud to be instructed in the sale of this superb, well extended and converted, detached house, built in the 1970's and perfectly located in a highly sought after residential location. It boasts a wealth of modern features and is ideal for a family. With over 2300 square foot of accommodation set over two floors, this beautifully presented property comprises of a spacious entrance hallway with built in cloaks cupboard, storage cupboard and stairs up to the first floor. There are two reception rooms and the fabulous, contemporary dining kitchen easily accommodates a six seater dining table as well as an Island. There are wall, base, drawer and larder gloss units with quartz worktops and plinth lighting, integrated appliances including double oven, extractor hood, dishwasher, fridge, freezer, waste disposal and microwave with space for range oven and the Island incorporates further units with quartz worktop and breakfast bar. The utility room has wall, base and larder units with space for appliances, and there is a downstairs WC. To the first floor there are five bedrooms, a walk in wardrobe, a good sized ensuite with walk in rainfall shower, vanity wash basin and integrated WC, and a beautiful stylish family bathroom with tiled bath, walk in rainfall shower, vanity wash basin and integrated WC. Externally there is an attached garage with lighting, power and electric garage door, a substantial front garden with driveway and a West facing good sized laid to lawn rear garden. The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be 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 link.

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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
2343.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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>		<b>84</b>
(69-80) <b>C</b>	<b>76</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>		

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		

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