

FOR  
SALE

79 QUEENS ROAD, WHITLEY BAY NE26 3AR  
£675,000



4 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- OPEN PLAN DINING KITCHEN
- FAMILY BATHROOM WC & ENSUITE
- DETACHED GARAGE
- FRONT GARDEN & WEST FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE  
19'4 x 13'10

DINING KITCHEN  
23'6 x 19'4

LANDING

BEDROOM ONE  
14'5 x 12'2

ENSUITE  
8'9 x 4'7

BEDROOM TWO  
13'5 x 12'10

BEDROOM THREE  
9'8 x 9'7

BEDROOM FOUR  
9'8 x 7'6

BATHROOM WC  
9'2 x 5'9

GARAGE  
17'9 x 8'10

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful semi detached house built in the Edwardian era and perfectly located in a highly sought after area. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 1490 square foot of accommodation set over two floors, this characterful property benefits from a detached garage, and stunning bespoke features including custom made solid wood front door, feature vertical radiators and a stunning stained glass window specially commissioned by a local artist. There is a spacious entrance hallway with period stained glass window, Amtico flooring, cupboard with space for a washing machine and tumble dryer and stairs up to the first floor. The elegant front facing lounge has a recess to chimney breast with multi fuel burner. The fabulous, open plan dining kitchen has space for a dining table as well as lounge area and breakfast bar. Benefitting from a good range of wood units with granite worktops, integrated microwave and freezer, space for a fridge freezer and dishwasher. The kitchen also features a fantastic two oven gas AGA stove. There is also a beautiful period feature fireplace with gas fire, built in storage cupboards and doors to the rear garden and side of property. To the first floor there are four bedrooms, an ensuite with high pressure pumped shower, vanity washbasin and integrated WC, and a beautiful family bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is a detached garage with power and lighting, a front garden with access to the side of the property and a West facing rear garden with patio, pond, bespoke shed and log store.

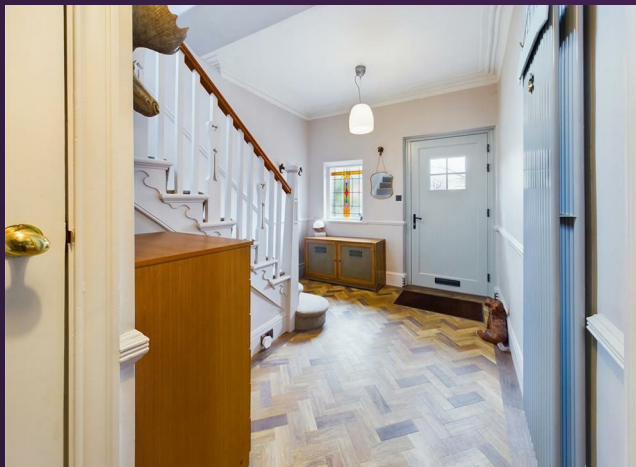
The superb layout, amazing condition and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.



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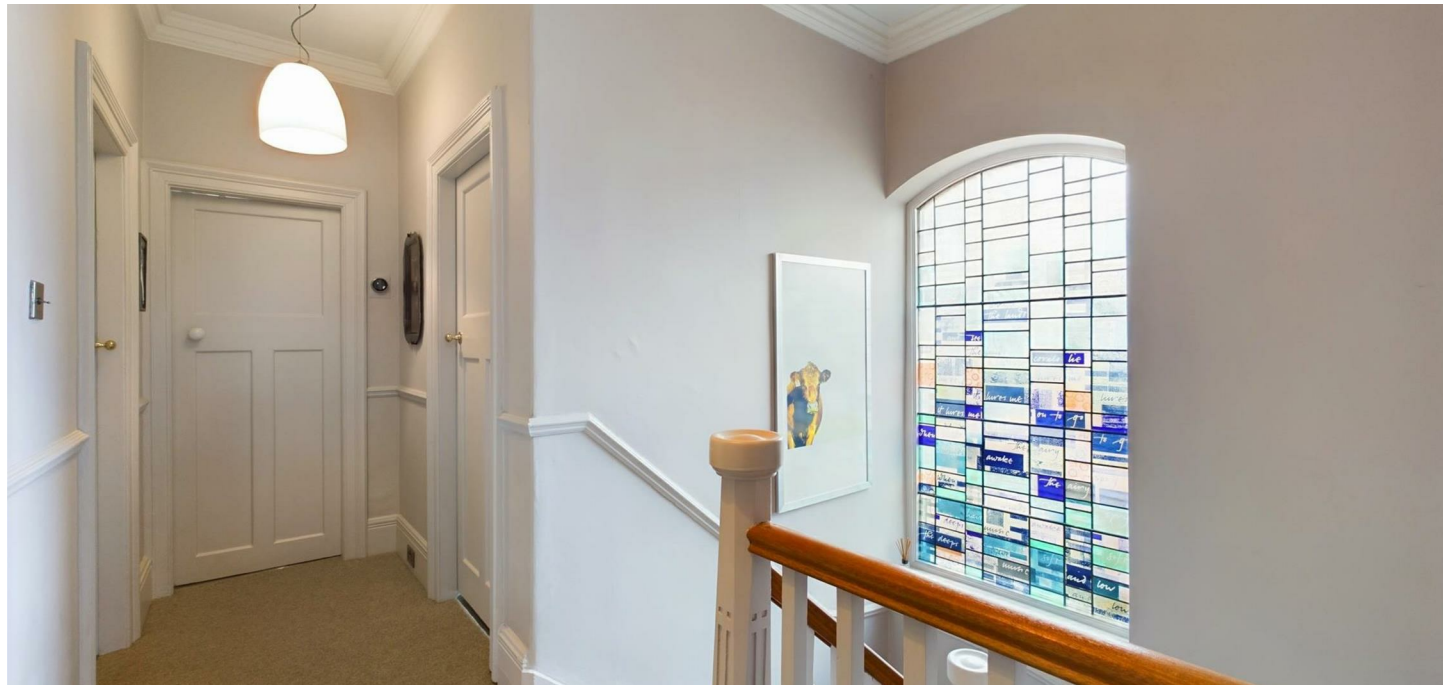


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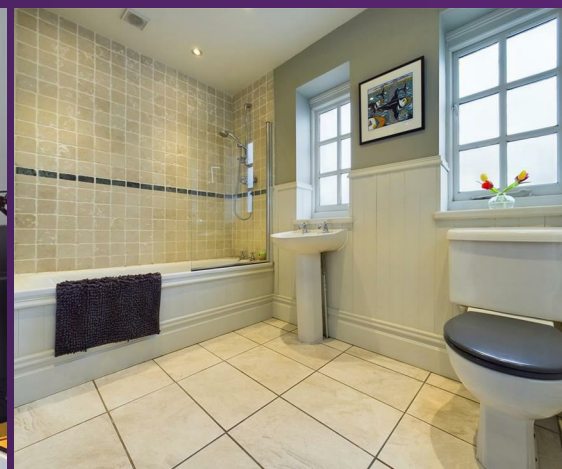


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#### SMOKE ALARMS

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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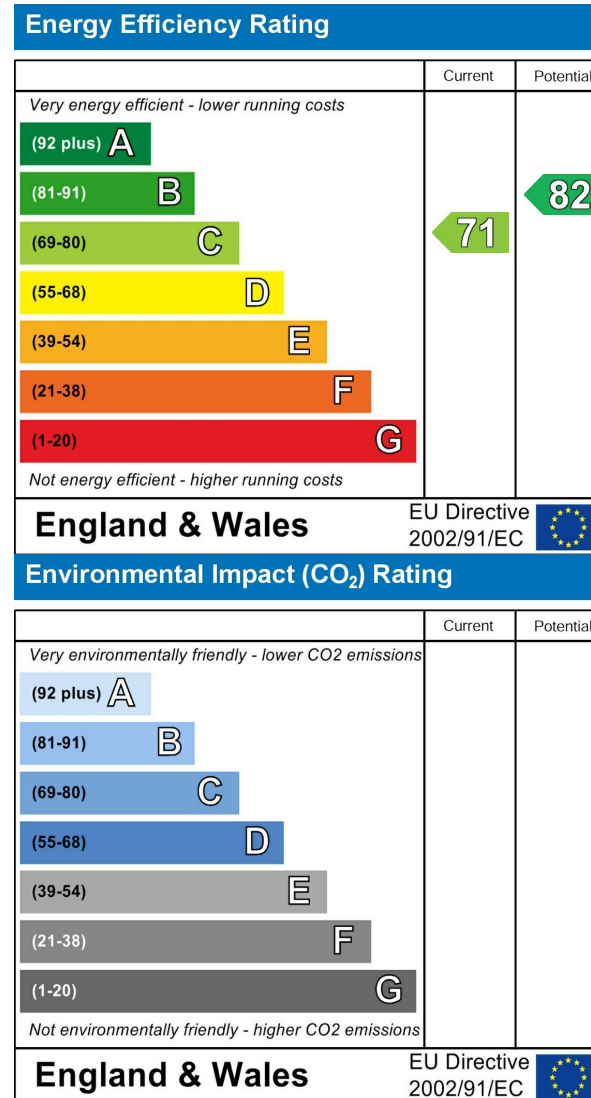
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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