

TO LET

41 VALLEY GARDENS, WHITLEY BAY NE25 9AQ
£1,300 PER MONTH



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI- DETACHED HOUSE
- UNFURNISHED AND AVAILABLE 22 APRIL 2024
- LOUNGE AND DINING ROOM
- CLASSIC KITCHEN AND UTILITY ROOM
- BATHROOM, SEPARATE WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

LOUNGE
16'7 x 12'3

DINING ROOM
11'10 x 9

KITCHEN
12'2 x 8'2

UTILITY ROOM
7'1 x 6

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'2 x 10'11

BEDROOM TWO
10'7 x 9'1

BEDROOM THREE
22'10 x 7'1

BEDROOM FOUR
9'8 x 9'3

BATHROOM
7'1 x 5'11

SEPARATE WC

GARAGE
16'8 x 7'7

FRONT GARDEN

REAR GARDEN

41 VALLEY GARDENS, WHITLEY BAY NE25 9AQ

This well presented semi - detached house is perfectly located in a sought after residential area. It displays a variety of modern features with period charm, is unfurnished, available from 22 April 2024 and is ideal for a family.

With over 1300 square foot of accommodation set over two floors, this lovely property consists of vestibule with door to the downstairs WC and an entrance hallway, lounge and dining room. The classic kitchen benefits from a range of units with contrasting worktops and a cooker. The utility room has further units with space for appliances and doors to the rear garden and garage. To the first floor there are four good sized bedrooms, a bathroom including paneled bath with shower over and a pedestal washbasin, and there is a separate WC. Externally there is an attached garage with understairs storage cupboard, a front garden with driveway parking and rear laid to lawn garden.

The 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 links.

41 VALLEY GARDENS
WHITLEY BAY
NE25 9AQ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

41 VALLEY GARDENS
WHITLEY BAY
NE25 9AQ



41 VALLEY GARDENS
WHITLEY BAY
NE25 9AQ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



Floor 0



Floor 1

Approximate total area^m
1302.17 ft²

(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.

GIRAFFE360

41 VALLEY GARDENS
WHITLEY BAY
NE25 9AQ

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.

[VIEW PROPERTY](#)



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

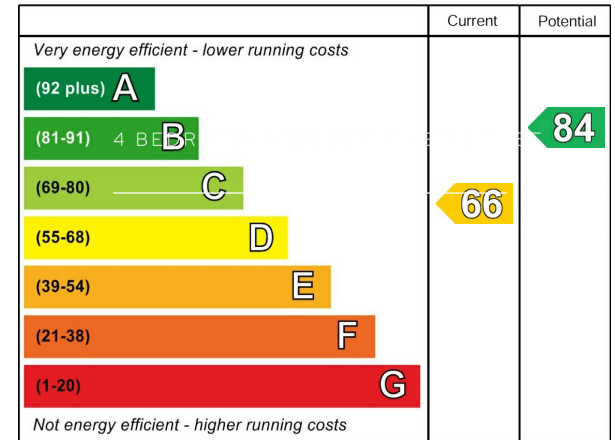
THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

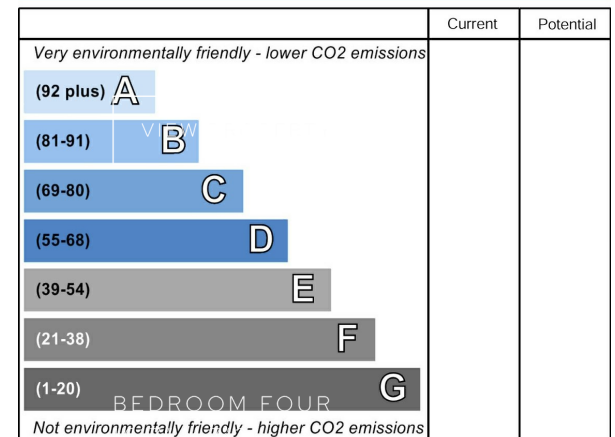


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK