

FOR
SALE

3 MILL DYKE CLOSE, WHITLEY BAY NE25 9XX
£375,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM & CONSERVATORY
- CLASSIC KITCHEN
- FITTED BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR TWO CARS
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
23'0 x 11'

CONSERVATORY
10'8 x 8'

KITCHEN
10'8 x 9'7"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
11'1 x 10'1"

ENSUITE

BEDROOM TWO
9'11 x 9'

BEDROOM THREE
8'4 x 8'3"

BATHROOM WC
8'9 x 5'4"

GARAGE
17'2 x 7'8"

FRONT GARDEN

REAR GARDEN

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This lovely, detached house was built in the 1980s and is perfectly located in a cul de sac within a highly sought after residential area. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers. With over 1000 square foot of accommodation set over two floors this well presented property comprises of an entrance lobby with doors to the downstairs WC and the light and spacious reception room. From the reception room there are stairs up to the first floor and doors to the kitchen and the light and airy conservatory which has double glazed doors to the rear garden. The kitchen benefits from wall, base and drawer units with contrasting worktops, integrated single oven and gas hob, and space for a fridge freezer. To the first floor there are three bedrooms, two with built in cupboards and the principal bedroom benefits from an ensuite shower room with walk in shower and vanity wash basin. The family bathroom has a panelled bath, pedestal wash basin and low level WC. Externally there is an integral garage, a good sized laid to lawn and landscaped front garden with driveway parking for two cars and a substantial, beautiful and secluded rear garden. The fabulous location and potential of this property makes for an exciting opportunity which can only 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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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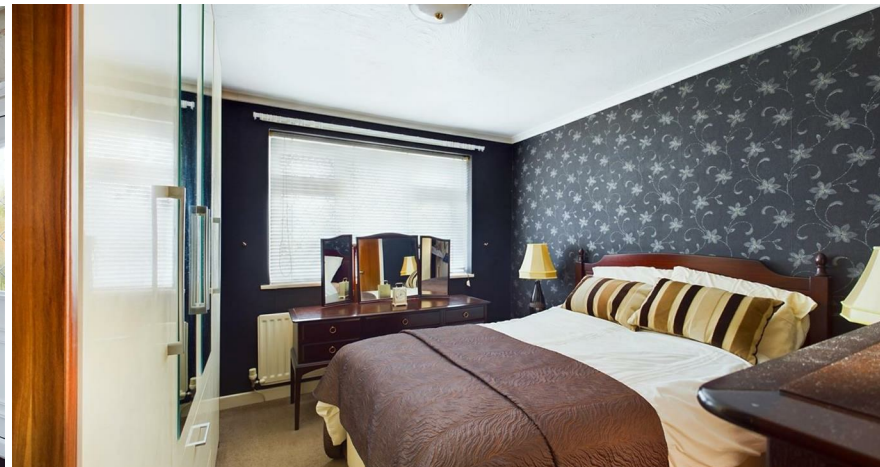
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SMOKE ALARMS

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		85
(69-80) C	66	
(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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