

FOR
SALE

2 THE AVENUE, WHITLEY BAY NE26 3PH
£645,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- LOVELY KITCHEN DINER
- BEAUTIFUL FAMILY BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN
- STUNNING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
17'5" x 15'2"

RECEPTION ROOM TWO
18'11" x 11'2"

KITCHEN DINER
22'3" x 10'0"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
17'5" x 12'6"

BEDROOM TWO
19'6" x 11'5"

BEDROOM THREE
11'4" x 9'3"

BEDROOM FOUR
9'7" x 7'0"

BATHROOM WC
10'9" x 5'9"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and characterful semi detached house which is perfectly located within a highly desirable residential area. It boasts a wealth of stunning period features, is immaculately presented and ideal for a family looking for coastal and urban living.

With over 780 square foot of accommodation set over two floors this superb property comprises of a vestibule and grand entrance hallway leading to two generous reception rooms, one with French Parquet flooring and patio door to the rear garden. The lovely kitchen diner includes solid wood units with granite worktops, space for a range oven with chimney hood over, integrated dishwasher and composite door to the rear a garden. There is also a downstairs WC with vanity washbasin and low level WC. To the first floor there is an elegant principal bedroom with fitted wardrobes, three further bedrooms and a beautiful period style family bathroom with panelled bath, walk in rainfall shower, vanity washbasin and low level WC. Externally the property has a charming front garden and a beautiful and private rear garden with an abundance of flowering plants and mature shrubs.

The exceptional features, generous size and superb condition 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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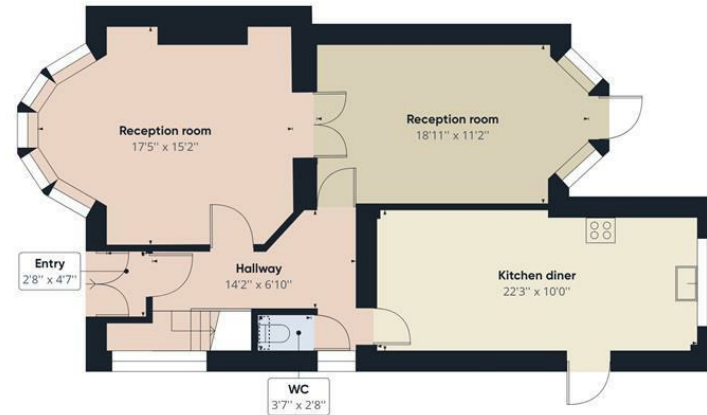
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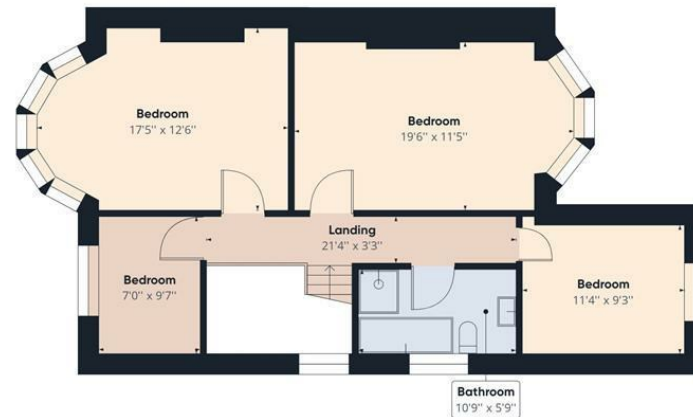
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1501.12 ft²

Reduced headroom

1.36 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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		81
(69-80) C	69	
(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 (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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