

FOR
SALE

43 MUIRFIELD, WHITLEY BAY NE25 9HY
£535,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT WITHIN SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- KITCHEN DINER
- FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- DETACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
16'2 x 11'7

RECEPTION ROOM TWO
14'10 x 13'8

KITCHEN DINER
14'3 x 13'1 & 11'6 x 9'4

STUDY
8'4 x 7'4

DOWNSTAIRS WC

LANDING

BEDROOM ONE
11'8 x 10'1

ENSUITE

BEDROOM TWO
10'3 x 7'7

BEDROOM THREE
9'8 x 8'0

BEDROOM FOUR
8'9 x 7'6

BATHROOM WC
9'10 x 5'7

DOUBLE GARAGE
17'8 x 17'2

FRONT GARDEN

REAR GARDEN

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This lovely and well extended, detached house is perfectly located on a corner plot within a highly sought after residential area. It displays a variety of modern features and is ideal for a family.

With over 1350 square foot of accommodation over two floors this modern property comprises of an entrance hallway leading to a reception room, study, downstairs WC and kitchen diner. The kitchen diner accommodates a four seater dining table as well as a breakfast bar, range of units, granite worktops, integrated dishwasher and space for an electric Aga, with extractor hood over, and space for an American style fridge freezer. The kitchen diner is open to a further reception room with log burner and Bi-folding doors to the rear garden. To the first floor there are four bedrooms all with built in wardrobes, an ensuite to bedroom one, with walk in shower, pedestal washbasin and WC, and good sized family bathroom including panelled bath with telephone shower attachment, walk in rainfall shower, pedestal washbasin and WC. Externally there is a double detached garage with power, lighting and plumbing for a washing machine, a substantial front garden with lawn and driveway parking for up to two cars and a secluded rear garden which is laid to lawn with mature planted beds.

The superb layout, fabulous location and perfect family feel 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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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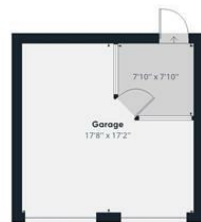
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 1703.59 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

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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.

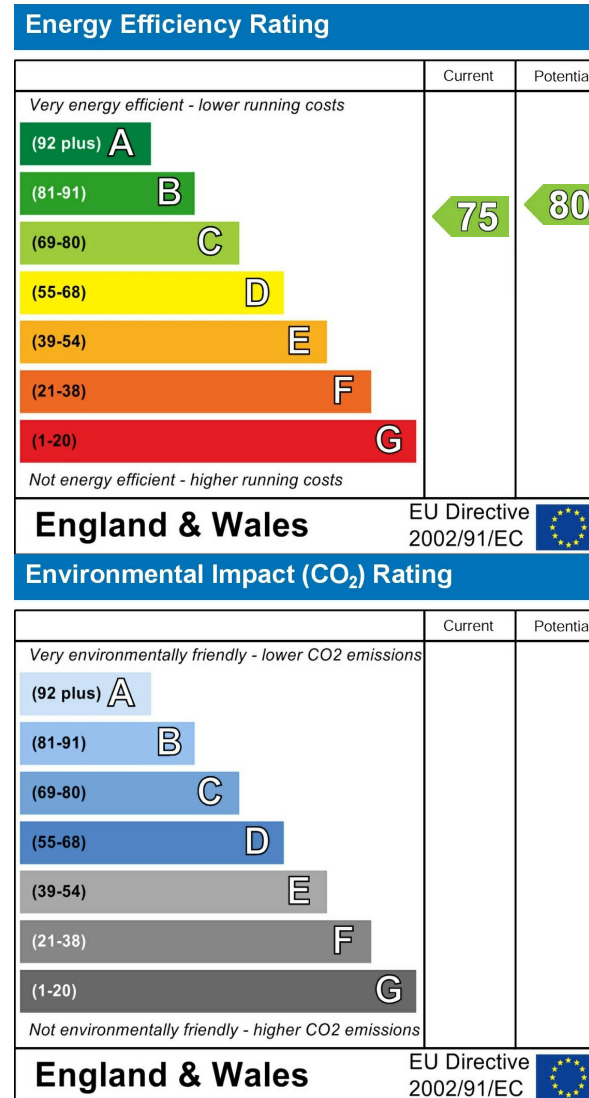
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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