

FOR
SALE

8 ROXBURGH TERRACE, WHITLEY BAY NE26 1DS
£379,950



4 BEDROOM HOUSE - MID TERRACE

- FOUR BEDROOM MID TERRACE HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- DINING KITCHEN & UTILITY
- BATHROOM WITH SEPARATE WC & DOWNSTAIRS SHOWER ROOM WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR YARD
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY
29'9 x 6'0

RECEPTION ROOM
17'5 x 14'5

RECEPTION ROOM
15'0 x 12'7

KITCHEN DINER
15'8 x 10'4

UTILITY ROOM
10'5 x 6'8

SHOWER ROOM WC
7'11 x 3'11

BEDROOM ONE
15'0 x 12'4

BEDROOM TWO
14'8 x 12'4

BEDROOM THREE
13'3 x 10'6

BEDROOM FOUR
11'4 x 6'6

BATHROOM
6'6 x 6'0

SEPARATE WC

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this characterful, mid terraced property which is perfectly located in a highly sought after residential area and is ideal for a family.

With over 1600 square foot of accommodation set over two floors this lovely home, full of period charm, consists of a vestibule and spacious entrance hallway with doors leading to two light and welcoming reception rooms, both with period fireplaces. There is a classic kitchen diner which easily accommodates a four seater dining table, benefitting from free standing base units with solid wood worktops. There is a downstairs shower room with walk in shower and low level WC and a utility room with further units and space for a washing machine. To the first floor there are four bedrooms, one of which is currently used as a study and also a modern bathroom benefitting from a panelled bath with shower over and pedestal washbasin with separate WC. Externally there is a town front garden and a rear south facing secluded yard.

The fabulous location, perfect family feel, generous size of this property makes for an exciting opportunity which can only be truly 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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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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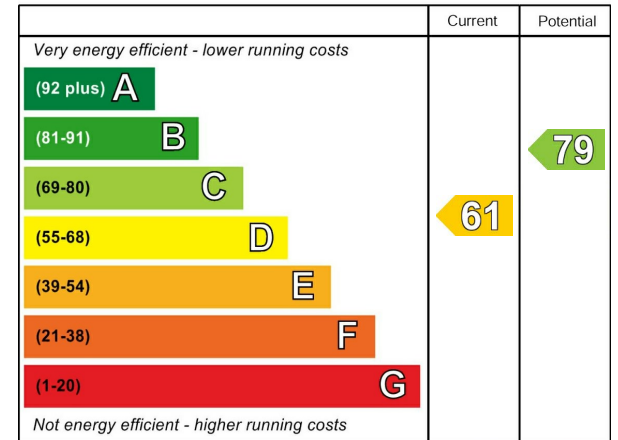
THE PROPERTIES MISDESCRIPTION ACT, 1991

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

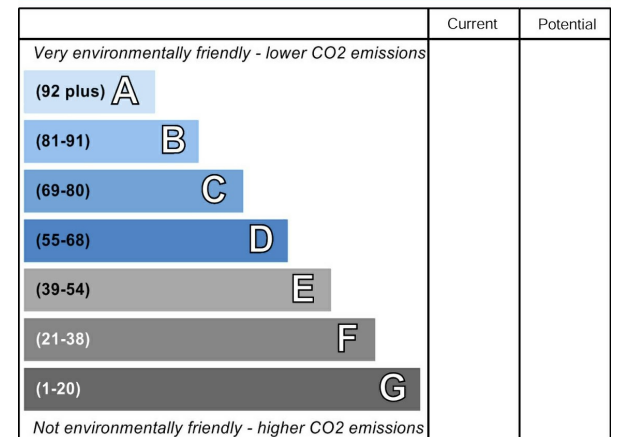


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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