

FOR
SALE

52 HILLFIELD, WHITLEY BAY NE25 9AJ
£325,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- OPEN PLAN MODERN KITCHEN DINER
- DOWNSTAIRS WC & FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- GOOD SIZE REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

LOUNGE
16'11x11'

KITCHEN DINER
17'9" x 15'4"

DOWNSTAIRS WC

LANDING

BEDROOM
14'7" x 8'5"

BEDROOM
11'0" x 10'6"

BEDROOM
7'6" x 6'4"

BATHROOM WC
5'9" x 6'5"

GARAGE
2'2" x 6'7"

FRONT GARDEN

REAR GARDEN

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This well presented semi detached property is perfectly located in a highly sought after residential area. It displays a variety of modern features with period charm and is ideal for a range of buyers.

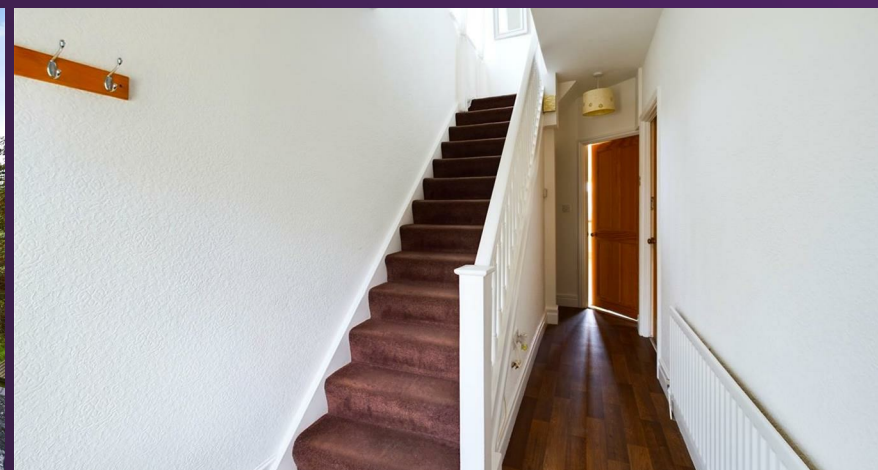
With over 1039 square foot of accommodation, this three bedroom property is set over two floors and consists of an entrance hallway with stairs leading up to the first floor and doors to a spacious lounge, kitchen diner and downstairs WC. The open plan kitchen diner is modern and benefits from a range of units with contrasting worktops, single oven and four ring hob with door to the garage and UPVC French doors giving access to the rear garden. To the first floor there are three bedrooms, one with fitted wardrobes and a modern bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is an attached garage, front garden with driveway parking and a good sized rear garden.

The generous size and superb layout 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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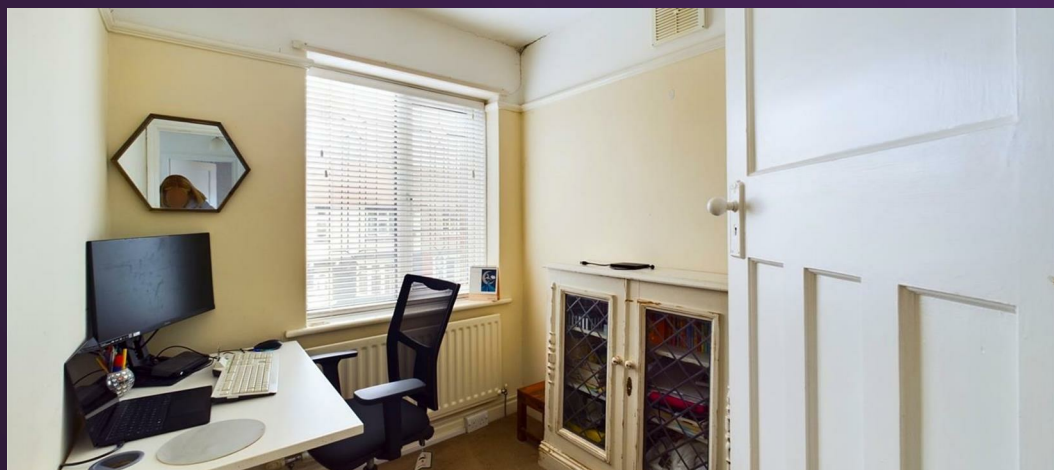
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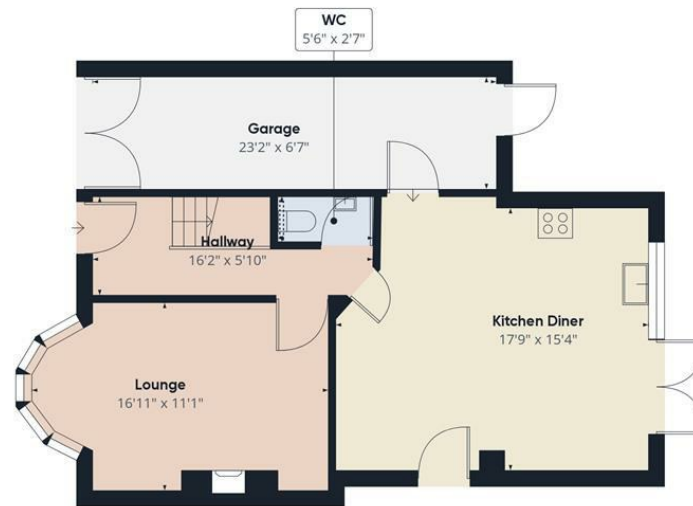


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Floor 0



Floor 1

Approximate total area^m

1049.82 ft²

Reduced headroom

0.82 ft²

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.

[VIEW PROPERTY](#)

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		86
(81-91) B		
(69-80) C	72	
(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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