

FOR
SALE

88 DAVISON AVENUE, WHITLEY BAY NE26 3SY
£675,000



4 BEDROOM HOUSE - SEMI-DETACHED

- BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- BREAKFASTING KITCHEN & UTILITY ROOM
- CONTEMPORARY BATHROOM WC & DOWNSTAIRS WC
- PARTIAL GARAGE USED AS STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- LANDSCAPED REAR GARDEN
- EPC D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'5 x 12'9

RECEPTION ROOM TWO
14'7 x 12'4

BREAKFASTING KITCHEN
17'5 x 9'1

UTILITY ROOM
11'8 x 5'1

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'7 x 12'6

BEDROOM TWO
13'11 x 12'8

BEDROOM THREE
12'8 x 9

BEDROOM FOUR
9'8 x 8'1

SEPARATE WC

BATHROOM WC
7'10 x 7'1

GARAGE
9 x 8'1

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this well presented, semi detached property, built in the 1930's and perfectly located on a corner plot facing both Davison Avenue and Shaftesbury Avenue, within the sought after North Whitley Bay residential area. It boasts a wealth of modern features with period charm and is ideal for a family. With over 1600 square foot of accommodation set over two floors this property consists of a spacious vestibule and entrance hallway leading to two generously sized reception rooms, one with log burner and the other with a period marble fireplace and a floor to ceiling bay window. The fabulous, open plan breakfasting kitchen benefits from a good range of contemporary units with Quartz worktops, a breakfast bar and integrated appliances including eye level oven, induction hob, two ring gas hob, extractor fan, dishwasher and space for an American style fridge freezer. The utility room has further units, contrasting worktops and space for a washing machine and tumble dryer, there are doors to the garage and the downstairs WC. To the first floor there is access to the loft area, four bedrooms, two with period cast iron fireplaces, a separate WC and a contemporary family bathroom benefitting from an oval shaped bath with filler tap and shower, walk in shower, vanity washbasin and low level WC. Externally there is a partial garage used for storage, a substantial front garden with driveway parking for multiple cars and a beautiful, landscaped, L shaped rear garden with raised borders incorporating lighting, patio, pergola and pizza oven.

The superb layout, generous size and fabulous location 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 best modern amenities such as being in catchment for excellent schools.

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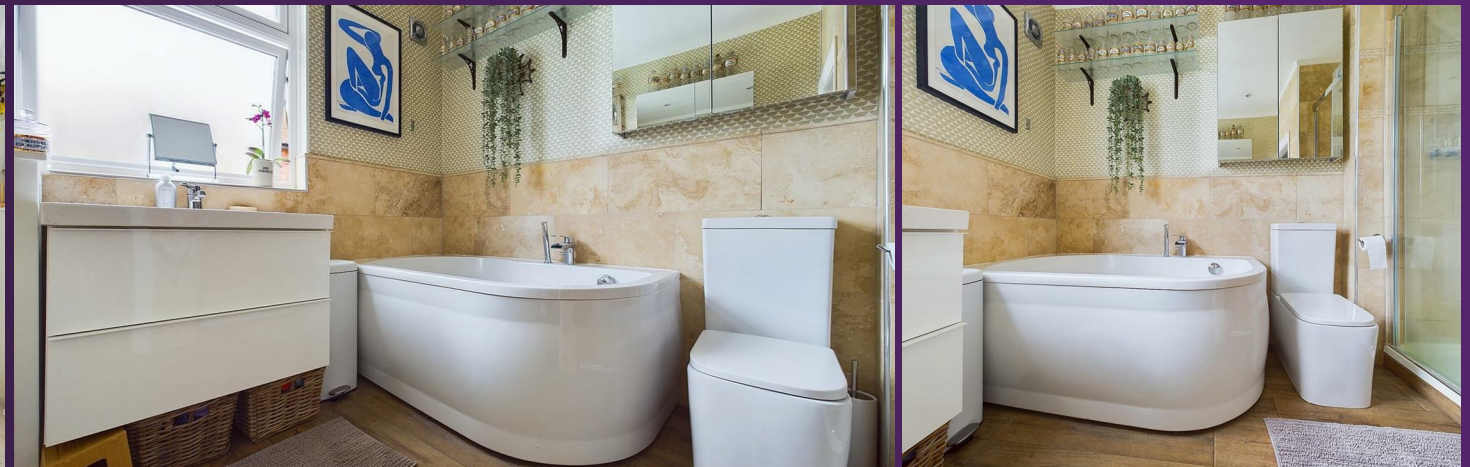
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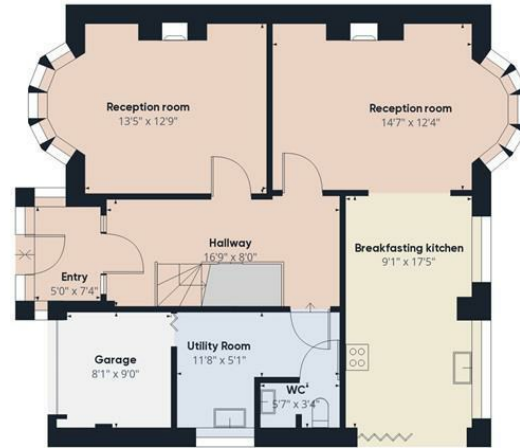
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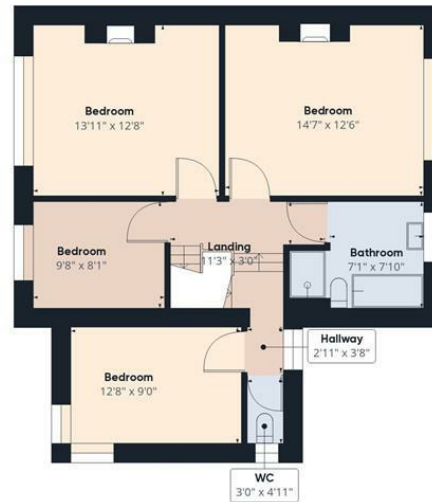


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Floor 0



Floor 1

Approximate total area^m
1643.9 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.

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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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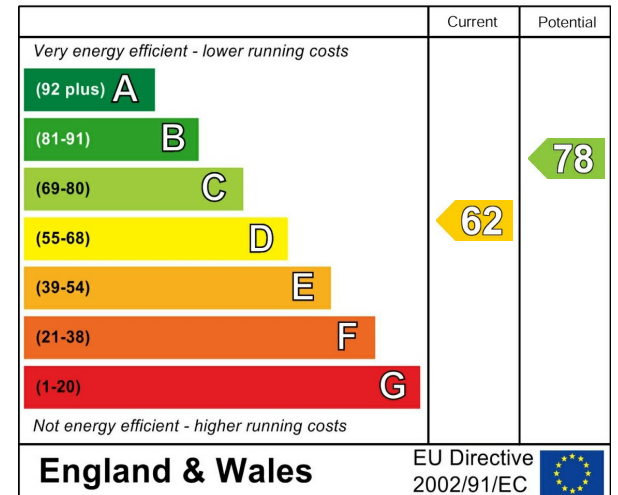
THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

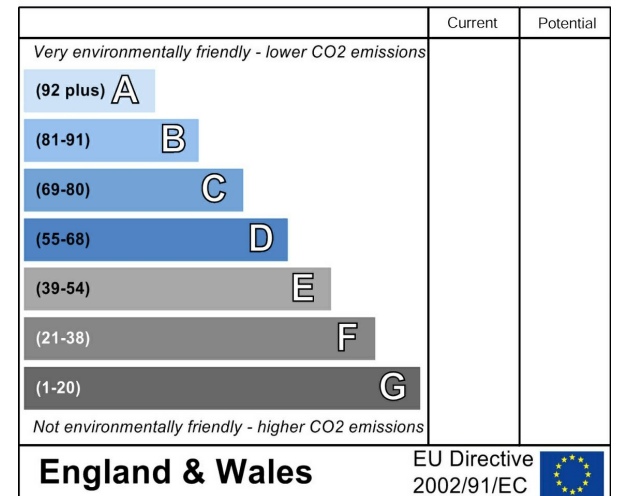
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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