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FOR
SALE

120 PARK AVENUE, WHITLEY BAY NE26 1AY
£440,000



4 BEDROOM HOUSE - END TERRACE

- BEAUTIFUL FOUR BEDROOM END TERRACE HOUSE
- OVER LOOKS WHITLEY PARK
- TWO STYLISH RECEPTION ROOMS
- FABULOUS KITCHEN DINER
- MODERN BATHROOM WC, DOWNSTAIRS WC AND SEPARATE WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR YARD
- EPC RATING E

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VESTIBULE

HALLWAY

RECEPTION ROOM
177 x 137

RECEPTION ROOM
128 x 123

KITCHEN DINER
23'8 x 9'4 + 8'9 x 6'3

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM
14'5 x 11'1

BEDROOM
15'9 x 9'10

BEDROOM
11'1 x 6'9

BATHROOM WC
10'5 x 8'8

SEPARATE WC

SECOND FLOOR LANDING

BEDROOM
32'1 x 11'3

FRONT GARDEN

REAR YARD

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Embleys are delighted to be instructed in the sale of this beautiful and characterful, end terrace house which is perfectly located within a sought after coastal location. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 2,000 square foot of accommodation set over three floors this beautiful property consists of a vestibule and entrance hallway which leads to two stylish reception rooms both with feature gas fireplaces. The fabulous kitchen diner benefits from a good range of wall, base, drawer and larder cupboards with granite worktops and integrated appliances including eye level oven, five ring gas hob, dishwasher, wine fridge and microwave, with a door to downstairs WC and Bifold doors to rear yard. To the first floor there are two spacious bedrooms with fitted wardrobes, a further bedroom, modern family bathroom benefitting from panelled bath, walk in shower, wall mounted wash basin, low level WC and a separate WC comprising of vanity wash basin and low level WC. On the top floor there is another spacious bedroom which is currently used for storage. Externally there is a front town garden which overlooks Whitley Park and a South facing paved rear yard.

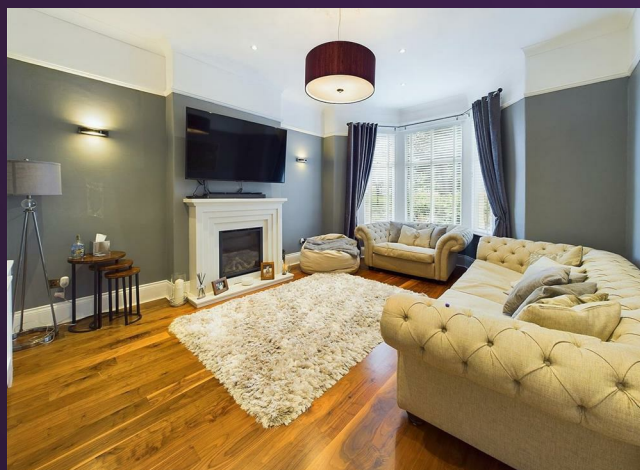
The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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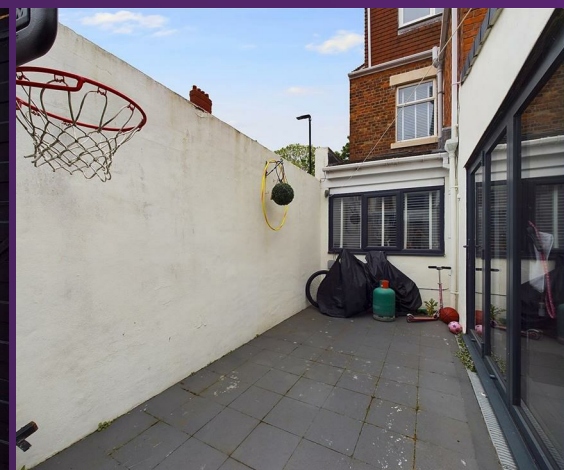
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SMOKE ALARMS

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		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(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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