

FOR
SALE

47 GERRARD ROAD, WHITLEY BAY NE26 4NJ
£389,950



3 BEDROOM HOUSE - SEMI-DETACHED

- BEAUTIFUL THREE BEDROOM SEMI DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT
- LOUNGE
- FABULOUS KITCHEN DINER & FAMILY ROOM
- STUNNING BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN & DRIVEWAY PARKING FOR UP TO TWO CARS
- REAR & SIDE GARDENS
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE
12'1" x 11'11"

KITCHEN DINER & FAMILY ROOM
22'5 x 11'2" + 19'10 x 9'0"

LANDING

BEDROOM
13'1" x 11'9"

BEDROOM
11'9" x 10'4"

BEDROOM
9'7" x 8'11"

BATHROOM WC
7'10" x 7'5"

GARAGE
15'5" x 8'2"

FRONT GARDENS

REAR & SIDE GARDENS

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Embleys are delighted to be instructed in the sale of this beautiful, extended semi detached house, perfectly situated within a sought after residential location. It boasts an abundance of contemporary features and is ideal for modern family life.

With over 1200 square foot of accommodation, this three bedroom property is set over two floors. The ground floor consists of a welcoming entrance hallway with doors to a spacious lounge and kitchen diner/family room. The fabulous kitchen diner consists of a range of units with granite worktops and integrated appliances include single oven, induction hob, chimney hood, fridge freezer and dishwasher with access through to the garage and gardens.

To the first floor there are three stylish bedrooms, one with fitted wardrobes and a stunning family bathroom WC with free standing slipper bath, walk in rainfall shower, Jack and Jill countertop wash basins and integrated WC.

Externally the property benefits from a front garden with driveway parking, attached garage, substantial rear and side gardens.

The amazing condition 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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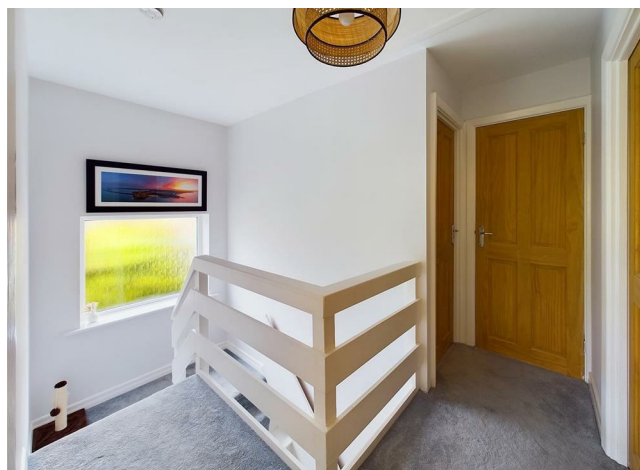
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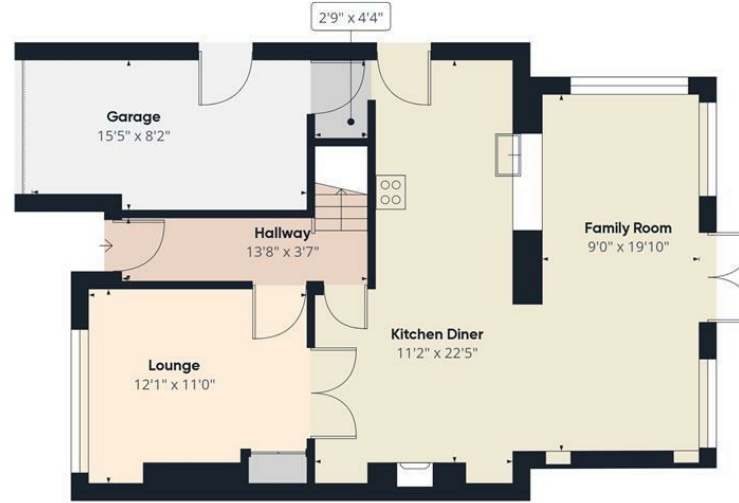


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Floor 0



Floor 1

Approximate total area^m
1248.85 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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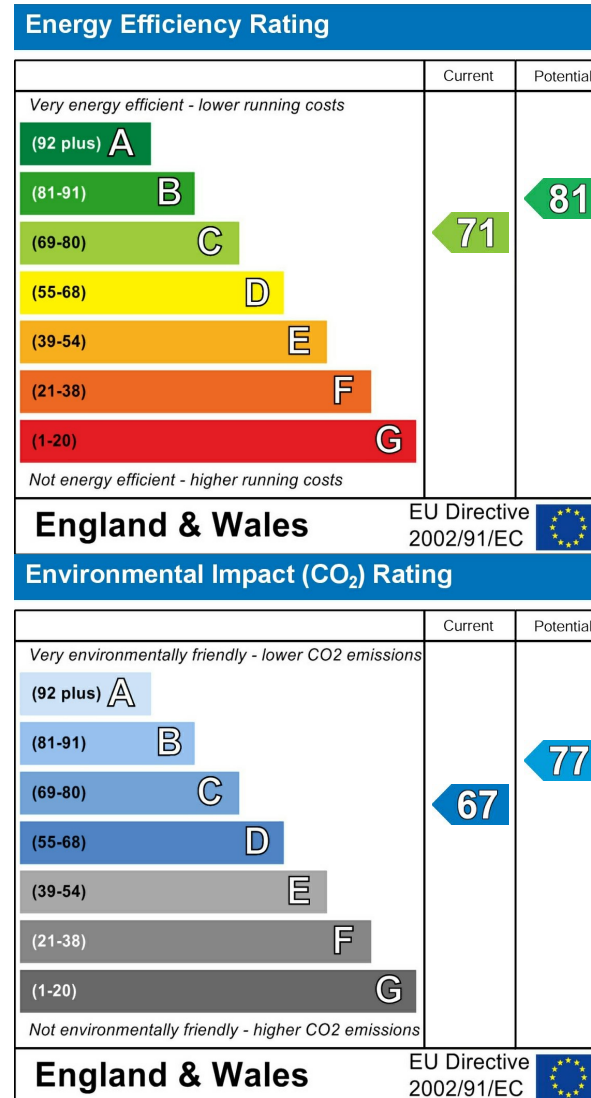
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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