

FOR
SALE

20 THE RIDINGS, WHITLEY BAY NE25 9XZ
£595,000



4 BEDROOM BUNGALOW - DETACHED

- FOUR BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- L SHAPED LOUNGE DINER & GENEROUS SECOND LOUNGE
- KITCHEN & UTILITY ROOM
- CONSERVATORY
- BATHROOM WC, SEPERATE SHOWER ROOM & ENSUITE
- ATTACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- IMPRESSIVE SUBSTANTIAL WEST FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING B

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE DINER
19'10 x 11'7 x 9'3 x 8'9

CONSERVATORY
11'5 x 9'9

SECOND LOUNGE
19'3 x 17'10

KITCHEN
10'3 x 8'9

UTILITY AREA
8'8 x 4'11

BEDROOM ONE
16'10 x 9'9

ENSUITE SHOWER ROOM
8'0 x 3'8

BEDROOM TWO
10'5 x 10'8

BEDROOM THREE
10'1 x 9'9

BEDROOM FOUR
10'1 x 7'2

BATHROOM WC
9'7 x 5'6

SHOWERROOM WC
6'9 x 4'5

DOUBLE GARAGE
20'3 x 17'7

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this immaculately presented and well extended, detached bungalow. Built in 1985 and perfectly located on a corner plot in a cul de sac within a highly sought after residential setting, it boasts a wealth of modern features, has no upper chain and is ideal for a variety of buyers.

With over 1985 square foot of accommodation this property comprises of a vestibule and entrance hallway with built in storage cupboard. There are two reception rooms, one with a feature log burner and patio doors to the generously sized conservatory which has French doors to the secluded rear garden. The classic kitchen benefits from a range of units, stone worktops, and space for an electric oven. There is a door to the utility room which offers further units and space for a washing machine, fridge and freezer. The main bedroom has fitted wardrobes and a contemporary ensuite with wet room shower, washbasin and low level WC. There are three further bedrooms, a shower room with walk in shower, pedestal wash basin and low level WC. The beautiful bathroom includes slipper bath, bidet, pedestal washbasin and low level WC. Externally there is an attached double garage with, power, lighting and roll top, electric garage door, a front garden with driveway parking for multiple cars and a substantial, secluded and landscaped West facing rear garden with mature planted beds and flower beds.

The generous size, 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.

****PLEASE NOTE THIS PROPERTY IS WHEELCHAIR FRIENDLY ***

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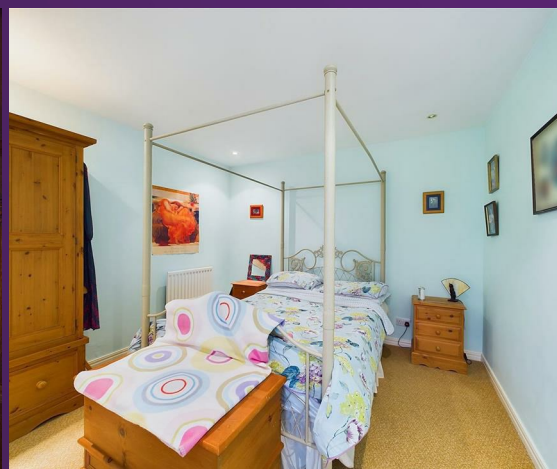
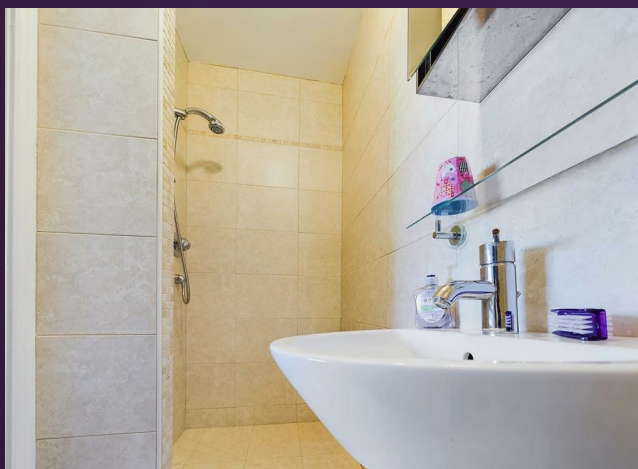
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SMOKE ALARMS

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	81	86
(69-80) C		
(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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