

FOR  
SALE

33 DAVISON AVENUE, WHITLEY BAY NE26 1SQ  
£540,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- CORNER PLOT WITHIN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- BREAKFAST ROOM & KITCHEN
- FAMILY BATHROOM, SEPARATE WC & DOWNSTAIRS WC
- DETACHED GARAGE
- FRONT GARDEN
- SOUTH FACING REAR & SIDE GARDENS
- NO UPPER CHAIN
- EPC RATING F

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
14'2 x 13'3

RECEPTION ROOM TWO  
14'2 x 13'6

BREAKFAST ROOM  
11'2 x 10'2

KITCHEN  
16'1 x 9

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
17'4 x 13'6

BEDROOM TWO  
14'2 x 10'1

BEDROOM THREE  
10'3 x 8'5

BEDROOM FOUR  
9'1 x 8'10

BATHROOM  
6'6 x 6'5

SEPARATE WC

GARAGE  
22'3 x 8'11

FRONT GARDEN

REAR GARDEN

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\*\*\*PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR\*\*\*

This well extended, semi detached house was built in 1923 and is perfectly located on a corner plot within the highly sought after North Whitley Bay coastal area. It boasts an array of period features, has no upper chain and is ideal for a family.

With over 1500 square foot of accommodation set over two floors this lovely property comprises of a vestibule and grand entrance hallway leading to two spacious reception rooms and a breakfast room. The kitchen benefits from a range of units with contrasting worktops, space for an electric cooker with chimney hood over and spaces for a fridge, freezer, dishwasher and washing machine. There is a downstairs WC. To the first floor there are four bedrooms, one with fitted wardrobes, a bathroom benefitting from a panelled bath with shower over and a vanity washbasin, and there is a separate WC. Please note that there is central heating to the ground floor only. Externally there is a detached garage to the rear with power, lighting and driveway parking, a front garden with lawn and planted borders and South facing rear and side gardens which are laid to lawn with planted borders, flower beds, door to the garage and gated access to the rear.

The fabulous location, generous size, layout and huge potential 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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#### 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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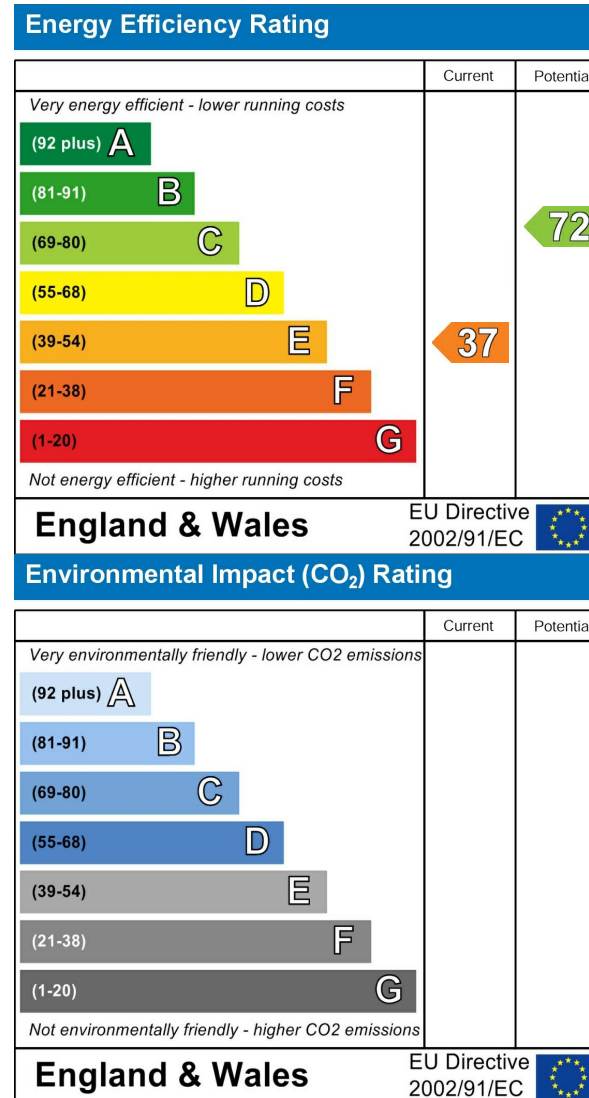
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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