

FOR
SALE

95 QUEENS ROAD, WHITLEY BAY NE26 3AT
£650,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & IMMACULATEDLY PRESENTED
- TWO SPACIOUS RECEPTION ROOMS
- NEWLY FITTED BREAKFASTING KITCHEN
- BATHROOM WC, SHOWER ROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14 x 13'10

RECEPTION ROOM
12'8 x 12'4 & 12'9 x 7'8

BREAKFASTING KITCHEN
17'3 x 10'9

DOWNSTAIRS WC

LANDING

BEDROOM ONE
17'10 x 10'5

BEDROOM TWO
13'10 x 12'7

BEDROOM THREE
12'1 x 8'7

BEDROOM FOUR
9 x 8'6

BEDROOM FIVE
8'8 x 7'3

BATHROOM WC
12'11 x 7'8

SHOWER ROOM WC
5'10 x 4'8

GARAGE
17'2 x 10'11

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, semi detached house, built in the 1930's and perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1850 square foot of accommodation set over two floors this immaculately presented property comprises of a vestibule and entrance hallway with a beautiful period stained glass door, under stairs cupboard, doors to the reception rooms and stairs up to the first floor. The two reception rooms are elegant and spacious, one with a gas burner and the other with log burner, open to the dining area with space for a six seater dining table and with double doors leading to the rear garden. The fabulous contemporary kitchen is newly fitted with an impressive range of bespoke units, Corian worktops and integrated appliances including eye level double ovens, gas hob, contemporary ceiling mounted extractor hood, fridge, freezer, dishwasher, washing machine and microwave. There is also a custom made built in pantry cupboard, a breakfast bar and an additional staircase up to the first floor. The downstairs WC is complete with vanity wash basin. To the first floor there are three spacious and stylish bedrooms, two further bedrooms, a stylish bathroom benefitting from an 'L' shaped bath with rainfall shower over, vanity wash basin and integrated WC, and an additional shower room with walk in shower, vanity wash basin and low level WC. Externally there is an attached garage, a laid to lawn front garden with driveway parking for two cars and a West facing rear garden with patio, lawn and raised planted beds.

The amazing condition, generous size 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.

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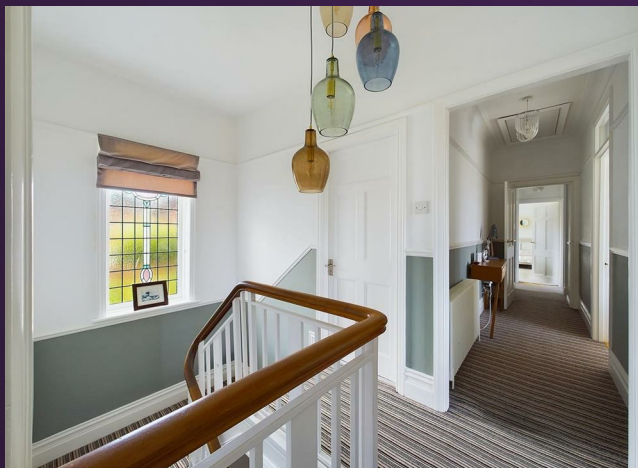
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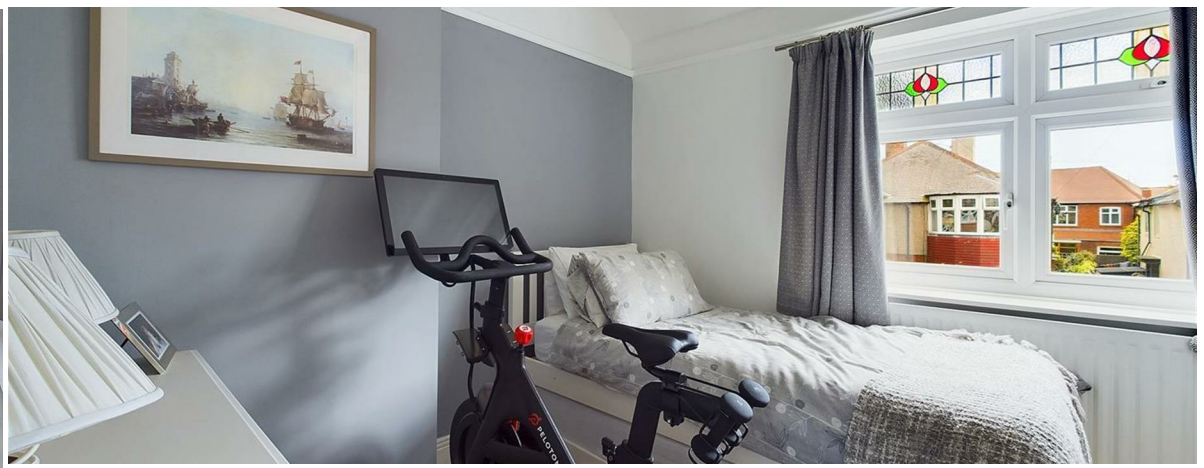
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SMOKE ALARMS

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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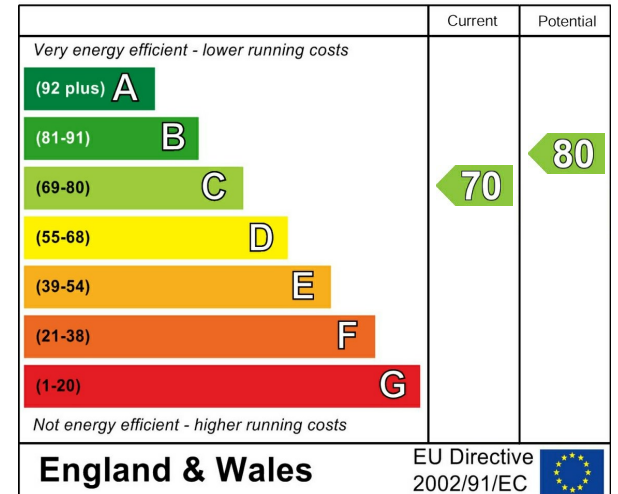
THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

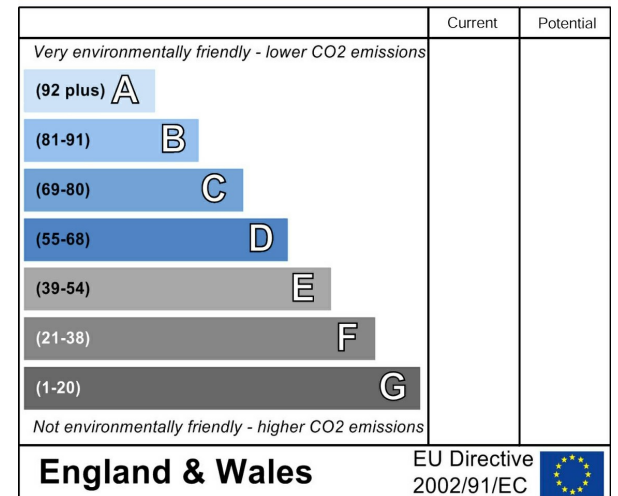
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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