

FOR
SALE

111 MARINE AVENUE, WHITLEY BAY NE26 3LW
£925,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FABULOUS FIVE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- DINING KITCHEN & UTILITY AREA
- BATHROOM, SEPARATE WC, SHOWER ROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING E

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'10 x 12'8

RECEPTION ROOM TWO
19'4 x 14'2

DINING KITCHEN
11'1 x 9'8 & 12'2 x 9'11

UTILITY AREA
10 x 9'3

DOWNSTAIRS WC

BEDROOM ONE
19'4 x 14'4

BEDROOM TWO
12'7 x 11'8

BEDROOM THREE
12'8 x 7

BATHROOM
10'7 x 6'3

SEPARATE WC

BEDROOM FOUR
13'2 x 11'10

BEDROOM FIVE
12'2 x 11

SHOWER ROOM
6'5 x 5'5

GARAGE
18 x 9

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this characterful, semi detached house which is perfectly located in a much sought after residential area. It boasts a wealth of period features, has no upper chain and is ideal for a family looking for a spacious home.

With over 2300 square foot of accommodation set over three floors, this well extended property consist of a vestibule with period stained glass door and a grand entrance hallway with under stairs storage, stairs up to all floors and doors to one reception room, downstairs WC and dining kitchen. The first reception has a period feature fireplace and windows overlooking the front and side of the property, the second reception room has a multi fuel burner and an outlook over the rear garden. The spacious dining kitchen has space for an eight seater dining table and benefits from a range of units with contrasting worktops, double oven, gas hob, extractor hood, fridge, dishwasher and Velux windows providing an abundance of natural light. The utility area has further units, worktops, washing machine and tumble dryer. To the first floor landing there is a storage cupboard and skylight, with stairs up to the second floor, doors to three bedrooms, bathroom and separate WC. The first bedroom is substantial with dual aspect windows providing much natural light, as does the second bedroom. The good sized bathroom benefits from a panelled bath, walk in shower, pedestal washbasin and bidet, with a separate WC. To the top floor there are two more good sized bedrooms and a shower room with walk in shower, countertop wash basin and integrated WC. Externally there is an attached garage, a laid to lawn front garden with driveway parking for multiple cars and a beautiful South facing rear garden with lawn and mature planted borders.

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

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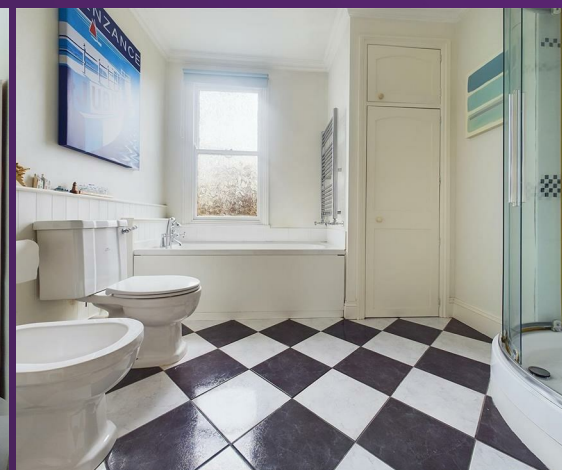
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SMOKE ALARMS

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.

[VIEW PROPERTY](#)



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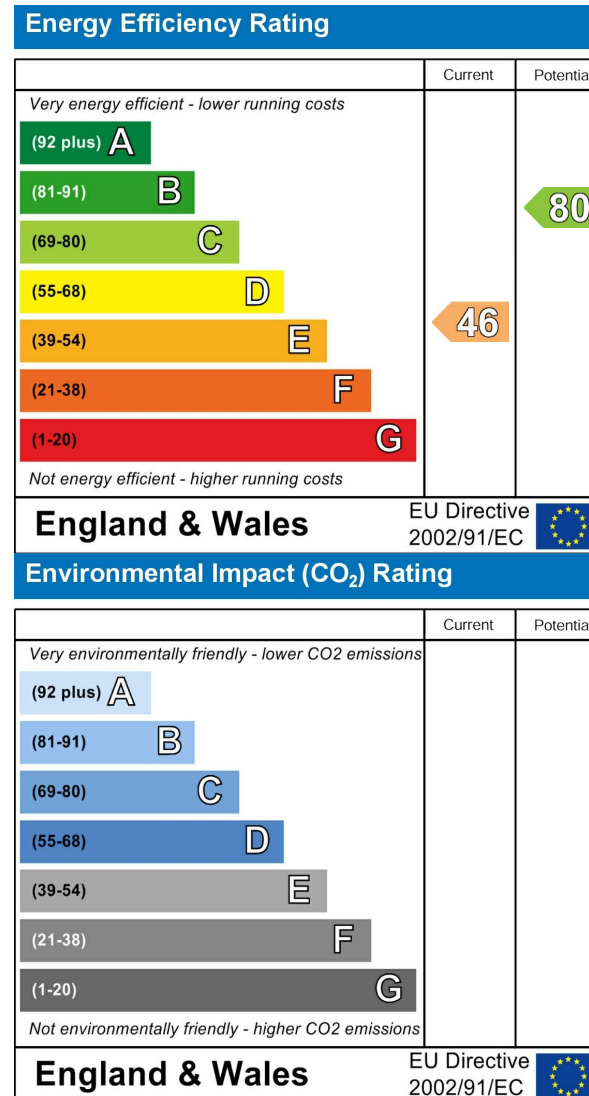
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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