

FOR
SALE

83 WOODBURN SQUARE, WHITLEY BAY NE26 3JD
£340,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE
- KITCHEN DINER
- BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO THREE CARS
- REAR GARDEN
- EPC RATING C

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VESTIBULE

HALLWAY

RECEPTION ROOM
16'8 x 14'3

KITCHEN DINER
20'10" x 9'2"

LANDING

BEDROOM ONE
17'6 x 12'8

BEDROOM TWO
11'5" x 9'11"

BEDROOM THREE
9'6 x 7'11

BATHROOM WC
6'9 x 5'6

GARAGE
24'8 x 8'1

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this semi detached property which is perfectly located in a highly sought after area. It displays a variety of modern features and is ideal for a family.

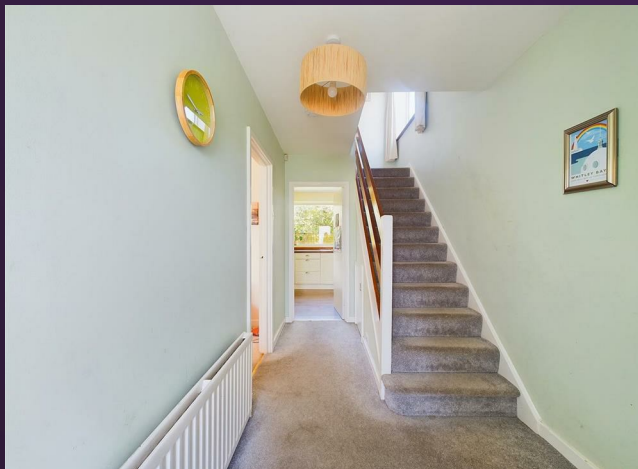
With over 1200 square foot of accommodation set over two floors this home consists of a vestibule and entrance hallway with built cloaks cupboard, front facing reception room with feature electric fireplace which is open to the dining kitchen. The kitchen benefits from a range of units with contrasting worktops, four ring electric hob and chimney hood. To the first floor there are three bedrooms, two with open aspects over the green and a bathroom room WC benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is a front garden with driveway parking, an attached garage and a laid to lawn rear garden.

The fabulous location 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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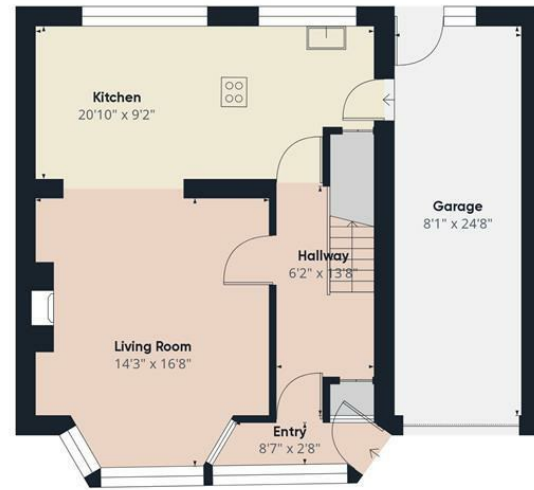


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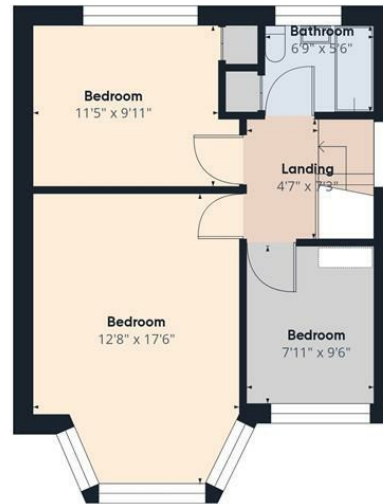
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Floor 0



Floor 1

Approximate total area^m
1236.03 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.

GIRAFFE360

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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](#)

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		83
(69-80) C	69	
(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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