

**FOR
SALE**

37 BEVERLEY ROAD, WHITLEY BAY NE25 8JJ
£385,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- FABULOUS DINING KITCHEN
- MODERN FAMILY BATHROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING SUBSTANTIAL REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
11'9 x 11'0

DINING KITCHEN
24'9 x 13'0

DOWNSTAIRS WC

LANDING

BEDROOM ONE
12'0 x 11'2

BEDROOM TWO
12'0 x 9'10

BEDROOM THREE
9'0 x 7'1

BATHROOM WC
8'0 x 7'1

GARAGE
16'0 x 7'6

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 popular residential area. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1070 square foot of accommodation set over two floors, this beautiful property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the reception room and dining kitchen. The reception room is elegant with a bay window and wood burner and the fabulous dining kitchen easily accommodates a family dining table as well as a lounge area. The kitchen benefits from an impressive range of units with quartz worktops, eye level double oven, induction hob and dish washer, and the sliding doors from the dining area provide access to the rear garden and an abundance of natural light. There is also a downstairs WC. To the first floor there are two spacious bedrooms with feature fireplaces and a third smaller bedroom. The family bathroom benefits from a panelled bath with shower over, a wall mounted wash basin and a low level WC. Externally there is an attached garage, a front garden with driveway parking and a beautiful, good sized and West facing rear garden with lawn and mature planted borders and beds.

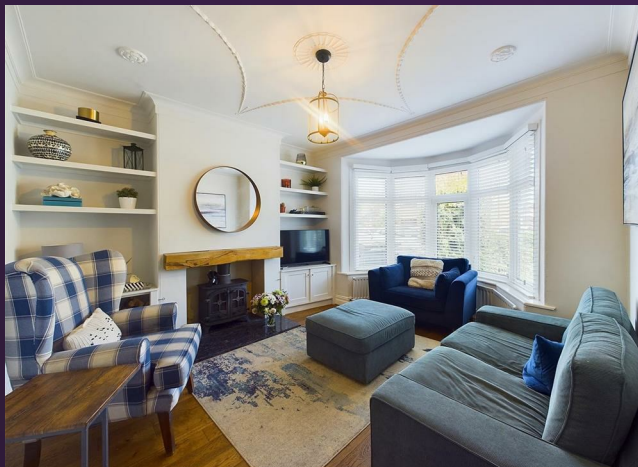
The amazing condition, superb layout and generous size of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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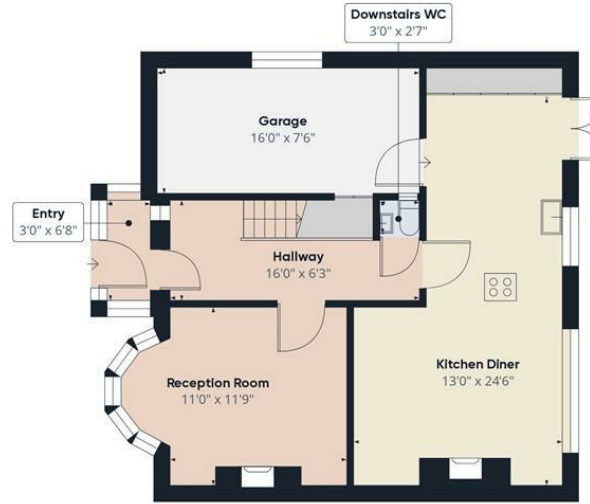
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area^m
1086.51 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.

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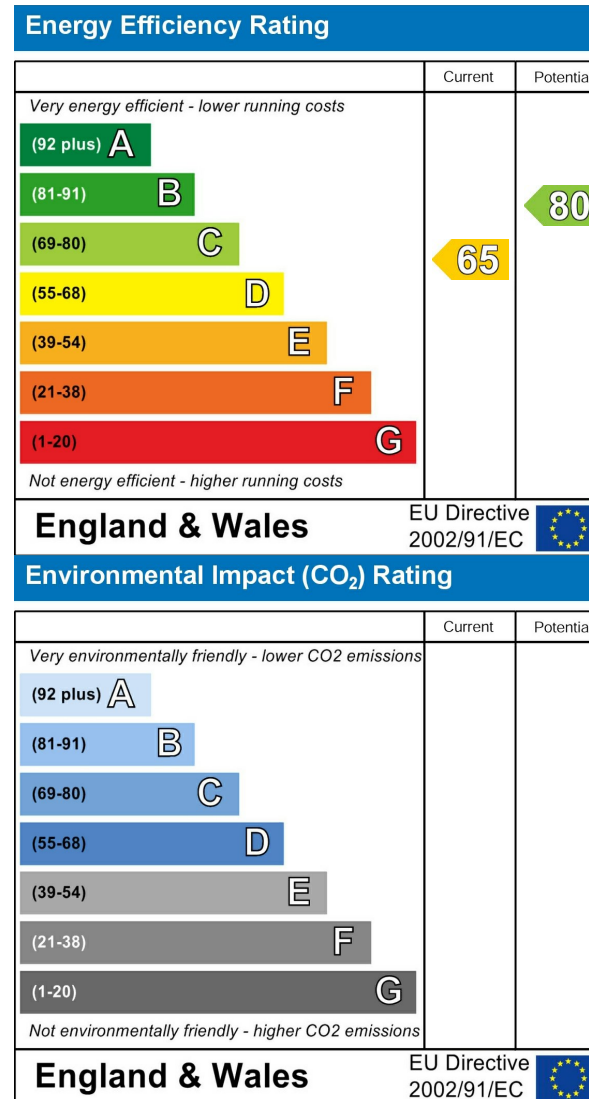
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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