

FOR
SALE

29 VICTORIA AVENUE, WHITLEY BAY NE26 2BA
£525,000



5 BEDROOM HOUSE - TERRACED

- FIVE BEDROOM MID TERRACE HOUSE
- STUNNING SEA VIEWS
- GRAND & SPACIOUS RECEPTION ROOM
- FABULOUS DINING KITCHEN
- DOWNSTAIRS SHOWER ROOM & FAMILY BATHROOM WC
- ATTACHED DOUBLE GARAGE
- SUBSTANTIAL FRONT GARDEN
- REAR YARD
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
29 x 15'6

DINING KITCHEN
25 x 11'4

DOWNSTAIRS SHOWER ROOM
7 x 5'8

FIRST FLOOR LANDING

BEDROOM ONE
20'1 x 15

BEDROOM TWO
14 x 12

BEDROOM THREE
11 x 8'3

BATHROOM WC
14 x 11'4

SECOND FLOOR LANDING

BEDROOM FOUR
15 x 13

BEDROOM FIVE
14 x 10'6

GARAGE
15 x 18'4

FRONT GARDEN

REAR YARD

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Embleys are delighted to be instructed in the sale of this characterful, mid terrace house, which was built in the Victorian era and perfectly located in a popular coastal area. It boasts a wealth of period charm, offers stunning sea views over the lower promenade and is ideal for a family. With over 2500 square foot of accommodation set over three floors this substantial property consists of a vestibule and spacious entrance hallway with stairs up to the first and second floors and doors to the reception room and dining kitchen. The reception room is grand and spacious with sea views and the fabulous dining kitchen easily accommodates a family dining table and benefits from a range of units with contrasting worktops, space for a range oven with chimney hood over. There is a utility area with further units and space for appliances and a downstairs shower room complete with walk in shower, wall mounted wash basin and low level WC. To the first floor the generously sized front bedroom is currently used as an additional lounge and provides more sea views. There are two further bedrooms to this floor, both with fitted wardrobes, one with a beautiful period feature fireplace, and family bathroom with panelled bath, walk in shower, pedestal wash basin, bidet and low level WC. To the top floor there are two more spacious bedrooms. Externally there is an attached double garage accessed from the well maintained rear yard and there is a substantial laid to lawn front garden with planted borders.

The generous size, superb layout 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.

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.

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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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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