

FOR
SALE

4 BRIERDENE CLOSE, WHITLEY BAY NE26 4AA
£579,950



3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM DETACHED BUNGALOW
- SET IN A CUL DE SAC WITHIN A HIGHLY SOUGHT AFTER LOCATION
- GENEROUSLY SIZED RECEPTION ROOM & SUN ROOM
- KITCHEN DINER & UTILITY ROOM
- BATHROOM WC & ADDITIONAL WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
22'9 x 12'11
SUN ROOM
25'7 x 7'6
KITCHEN DINER
12'9 x 9'7

UTILITY ROOM
15'5 x 6
WC
BEDROOM ONE
14 x 11'4
BEDROOM TWO
11'9 x 11'3

BEDROOM THREE
9'10 x 7'5
BATHROOM WC
10'4 x 5'11
GARAGE
17'10 x 8'8
FRONT GARDEN
REAR GARDEN

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Embleys are delighted to be instructed in this rare to the market, well presented, detached bungalow which is perfectly located in a cul de sac within a highly sought after residential location overlooking Brier Dene. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers.

With over 1500 square foot of accommodation, this unique property comprises of a vestibule and spacious entrance hallway with built in storage cupboards and doors to all rooms. The lounge diner is light and generously sized with a door to the sun room. The kitchen benefits from a range of units with contrasting worktops and integrated appliances which include a single oven, an electric hob, a chimney hood, fridge and dishwasher. The utility room has space for further appliances and doors to the gardens and WC. There are three bedrooms and a bathroom benefitting from jacuzzi bath, walk in shower, vanity wash basin and low level WC. Externally there is an attached garage, a low maintenance front garden with driveway parking for multiple cars and a beautiful, south facing rear garden with lawn, mature planted borders, flower beds and patio. The substantial and secluded garden backs onto and has gated access, to Brier Dene.

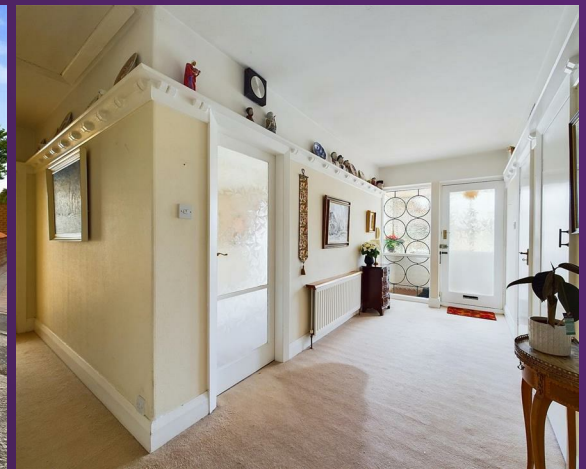
The generous size, superb layout and fabulous location of this property makes for an exciting and rare opportunity which can only be truly appreciated by a visit.

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.

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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