

FOR
SALE

1 THE AVENUE, WHITLEY BAY NE26 3PH
£865,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM EDWARDIAN SEMI DETACHED PROPERTY
- IMMACULATELY PRESENTED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO GRAND RECEPTION ROOMS
- EXTENSIVELY EXTENDED KITCHEN DINER
- BEAUTIFUL BATHROOM WC , DOWNSTAIRS SHOWER ROOM WC & SEPARATE WC
- SUBSTANTIAL MATURE SIDE GARDEN
- ON STREET PERMIT PARKING
- EPC RATING E

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
15'10" x 15'5"

RECEPTION ROOM TWO
15'3" x 14'7"

KITCHEN DINER
15'0" x 11'5" x 23'4" x 8'11"

UTILITY ROOM
10'2" x 10'11"

SHOWER ROOM WC
10'2" x 4'6"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15'11" x 15'9"

BEDROOM TWO
15'2" x 14'10"

BATHROOM WC
12'7" x 10'3"

LANDING

BEDROOM THREE
15'11" x 11'2"

BEDROOM FOUR
19'0" x 10'9"

BEDROOM FIVE
12'10" x 7'2"

FRONT GARDEN

SIDE GARDEN

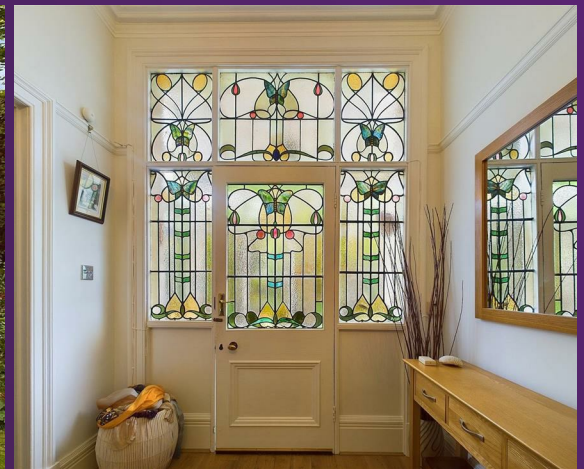
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Embleys are proud and delighted to be instructed in the sale of this characterful, semi detached house which is perfectly located in a much sought after residential area. It boasts a wealth of period features and is ideal for a family desiring an impressive and substantial home.

With over 2650 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 stairs up to all floors and doors to two spacious reception rooms, downstairs WC and storage room. The first reception room has a multi fuel burner and windows overlooking the front and side of the property, the second reception room has a period feature fireplace and a door leading to the kitchen diner. The substantial dining kitchen has space for a eight seater dining table and benefits from a range of units with granite worktops, chimney hood, dishwasher, microwave, space for range oven and Velux windows providing an abundance of natural light. From the kitchen there is a downstairs shower room WC and utility room with further units, worktops, plumbing for washing machine and tumble dryer. To the first floor landing there is a feature stained glass window with stairs up to the second floor, doors to two bedrooms and bathroom WC. The first bedroom is substantial with dual aspect windows. The good sized bathroom benefits from a large integrated bath, walk in rainfall shower, countertop washbasin and low level WC. To the top floor there are three further good sized bedrooms. Externally there is a substantial front garden with mature planted beds and borders boasting an impressive range of plants and fruit trees leading to the beautiful laid to lawn side garden with a Westerly aspect and mature hedge providing a wall of privacy. 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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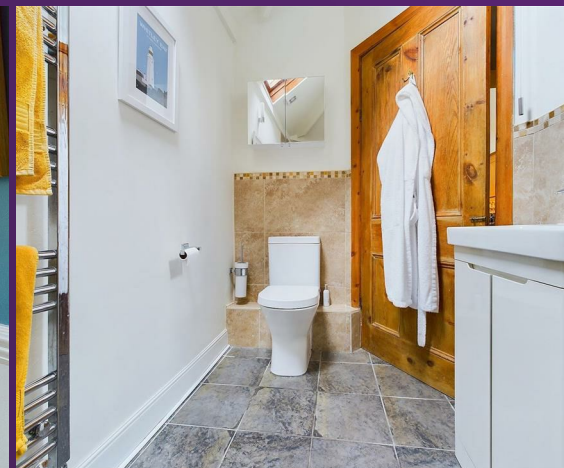
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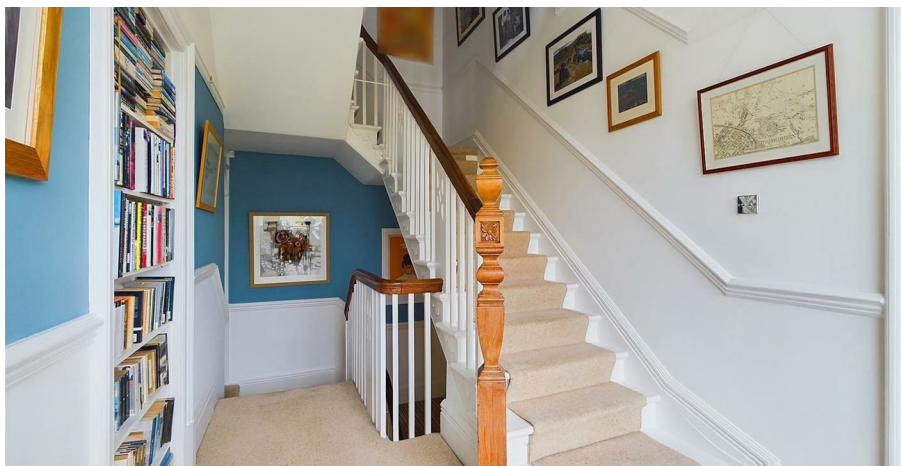
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SMOKE ALARMS

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		76
(69-80) C		
(55-68) D		
(39-54) E	49	
(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>		
England & Wales	EU Directive 2002/91/EC	

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