

FOR  
SALE

16 COLSTON WAY, WHITLEY BAY NE25 9UF  
£600,000



#### 4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN & UTILITY ROOM
- BEAUTIFUL FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
16'6 x 13 & 10 x 9'1

RECEPTION ROOM TWO  
19'9 x 11

KITCHEN  
15'7 x 9

UTILITY ROOM  
8'3 x 7

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
16'7 x 10

BEDROOM TWO  
13 x 11'1

BEDROOM THREE  
10 x 9'4

BEDROOM FOUR  
9 x 7'2

BATHROOM WC  
8'9 x 5

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this well extended and presented, detached house which is perfectly located in the sought after Beaumont Park residential area. It boasts a wealth of modern features and is ideal for a family.

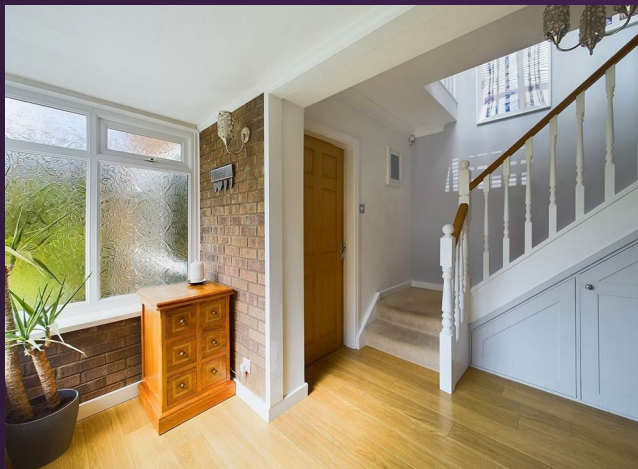
With over 1700 square foot of accommodation set over two floors this beautiful property includes a light and spacious entrance hallway with built in under stairs storage, stairs to the first floor and doors to reception room one, the kitchen and the downstairs WC. The first reception room is generously sized and L shaped with a feature fireplace and electric log burner. Reception room two easily accommodates a six seater dining table with views over the front and rear of the property. Both reception rooms have access to the contemporary, stylish kitchen which benefits from a good range of units with granite worktops, eye level double oven, induction hob, chimney hood, fridge freezer and dishwasher. There is also a utility room with further units, contrasting worktop and space for a washing machine. To the first floor there are four bedrooms, two with built in wardrobes, and a beautiful family bathroom benefitting from an L shaped bath with rainfall shower over, vanity wash basin and integrated WC. Externally there is an attached double garage, a front garden with driveway parking and a substantial West facing rear garden with lawn and patio. The fabulous location, superb layout and perfect family feel 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.



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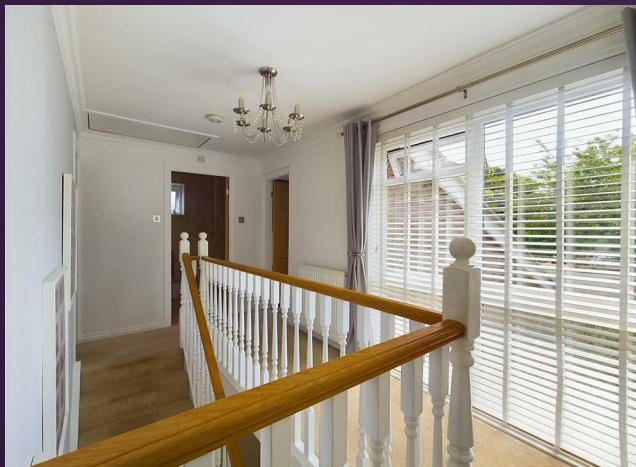


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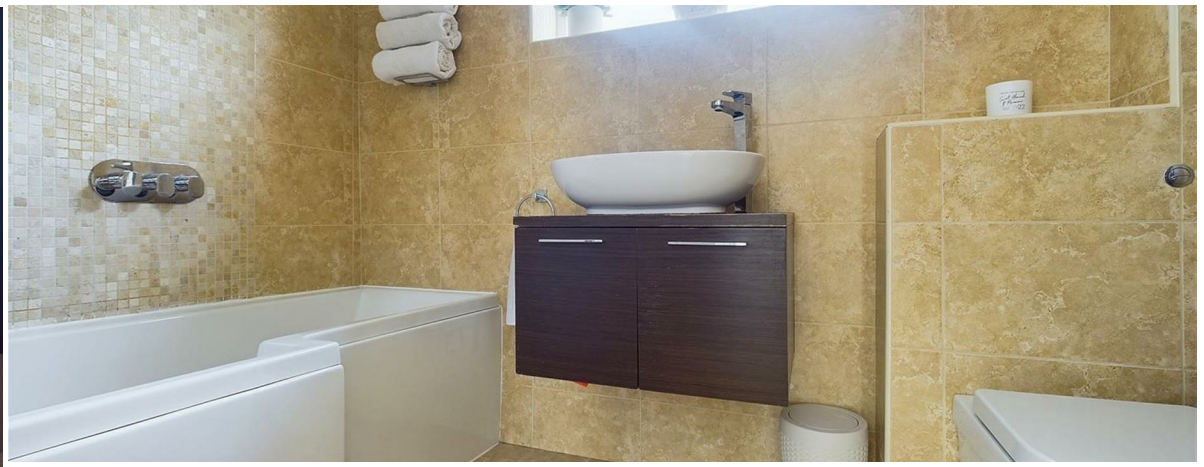


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16 COLSTON WAY  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1733.85 ft<sup>2</sup>  
Reduced headroom  
33.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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