

FOR  
SALE

107 QUEENS ROAD, WHITLEY BAY NE26 3AT  
£630,000



3 BEDROOM HOUSE - SEMI-DETACHED

- LARGER STYLE THREE BEDROOM SEMI DETACHED HOUSE
- THREE SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN
- FAMILY BATHROOM WC
- LARGE DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

HALLWAY

RECEPTION ROOM  
13'1 x 12'2

RECEPTION ROOM  
16'7 x 12'0

RECEPTION ROOM  
9'11 x 9'3

KITCHEN  
11'6 x 9'11

LANDING

BEDROOM  
13'0 x 12'2

BEDROOM  
13'10 x 12'1

BEDROOM  
10'4 x 9'7

BATHROOM WC  
10'4 x 6'8

GARAGE  
17'2 x 9'3

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this larger style semi detached house built in the Edwardian era and perfectly located in a much sought after residential area. It boasts a wealth of period features and is ideal for a family.

With over 1400 square foot of accommodation set over two floors, this fantastic property benefits from a spacious entrance hallway with period stained glass window, cloaks cupboard and stairs up to the first floor. There are three spacious reception rooms, two benefitting from open feature fireplaces, and another featuring a log burner. The classic kitchen benefits from a good range of wood units with contrasting worktops, with space for range cooker and door leading to rear garden. To the first floor there are three double bedrooms, and a beautiful family bathroom benefitting from an integrated bath, walk in shower, pedestal wash basin and low level WC. Externally there is a larger style detached garage with power and lighting, a front garden with driveway parking and access to the side of the property leading to the substantial West facing rear garden.

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



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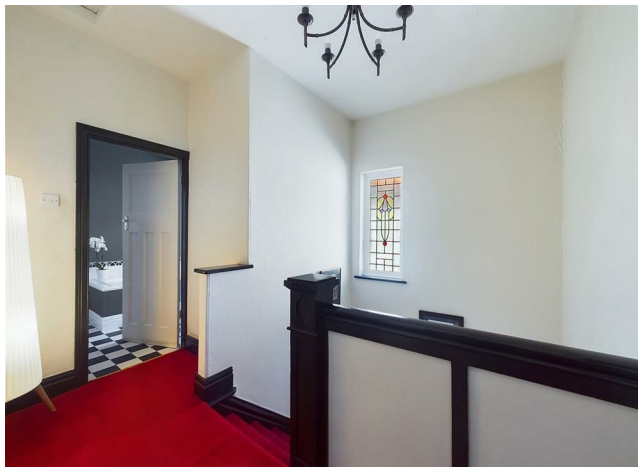


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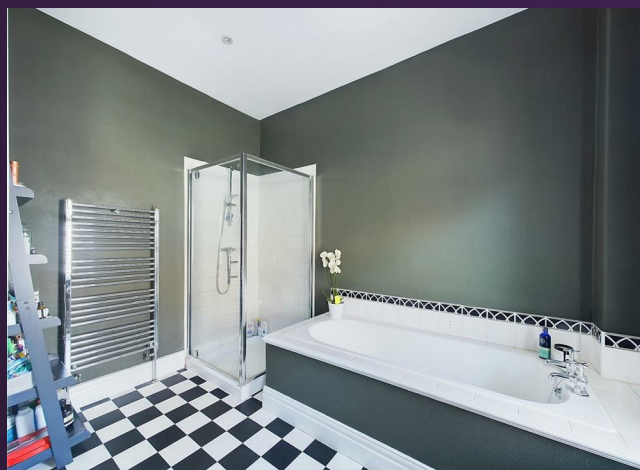


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#### SMOKE ALARMS

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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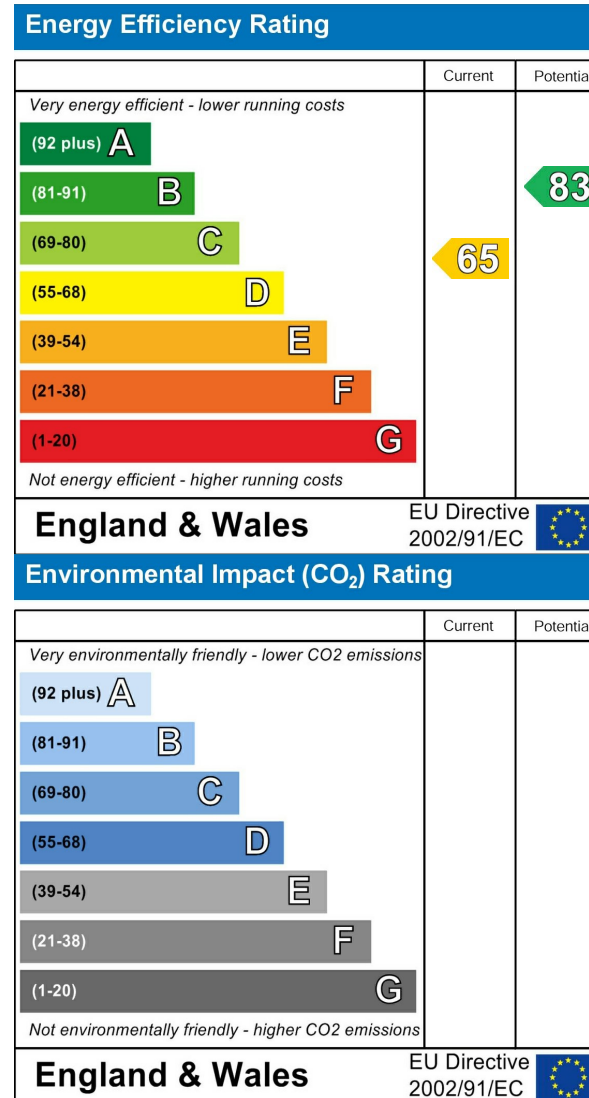
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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