

FOR
SALE

57 HARTLEY AVENUE, WHITLEY BAY NE26 3NS
£520,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & SUN ROOM
- CONTEMPORARY KITCHEN DINER
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'10 x 11'9

RECEPTION ROOM TWO
11'10 x 11'9

SUN ROOM
12'4 x 8'9

KITCHEN DINER
9'10 x 7'10

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'10 x 10'6

BEDROOM TWO
15'9 x 10'10

BEDROOM THREE
18'3 x 7'2

BEDROOM FOUR
7'1 x 6'9

BATHROOM WC
8'6 x 6'9

GARAGE
12'9 x 8'1

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this lovely, well presented, semi detached house built in the 1930's and perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 1350 square foot of accommodation set over two floors this property comprises of a vestibule and welcoming entrance hallway with built in cloaks cupboard, stairs to the first floor and doors to a reception room and the lobby leading to the kitchen diner. The spacious front facing reception room has a feature fireplace and double Oak doors leading to the second reception room which has another feature fireplace and is open to the generously sized sun room. The contemporary kitchen diner benefits from a range of units with stone worktops, space for a dining table and integrated appliances including single oven, induction hob and dishwasher. To the open plan lobby there is space for an American style fridge freezer. There is also a downstairs WC with low level WC and a vanity wash basin. To the first floor there are four bedrooms, two with fitted wardrobes and a family bathroom with integrated bath, walk in shower, vanity washbasin and low level WC. Externally there is an attached garage with double Aluminum doors, power, lighting and space for a washing machine, a front garden with block paved driveway and a substantial, West facing and secluded, rear garden with lawn, mature planted borders and a summerhouse.

The fabulous location 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.

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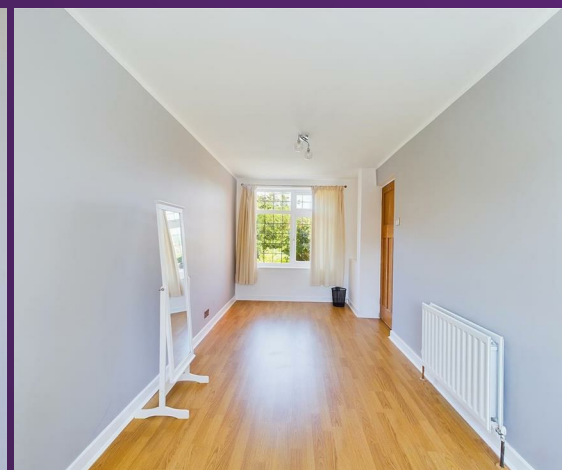
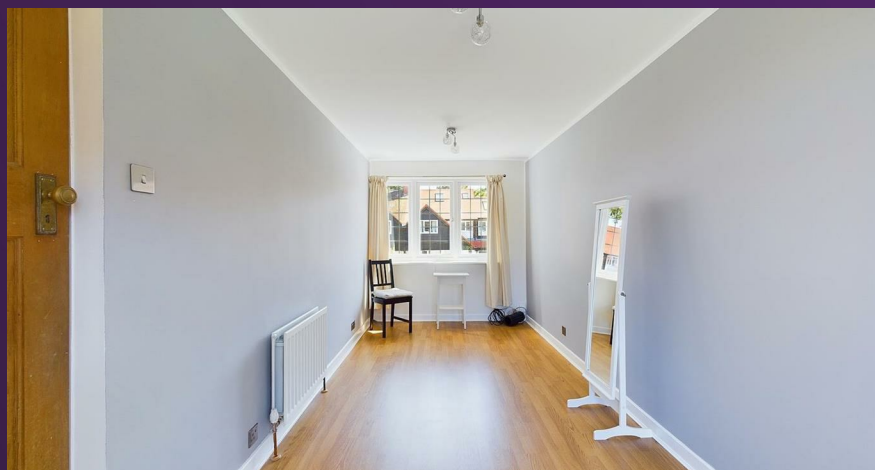
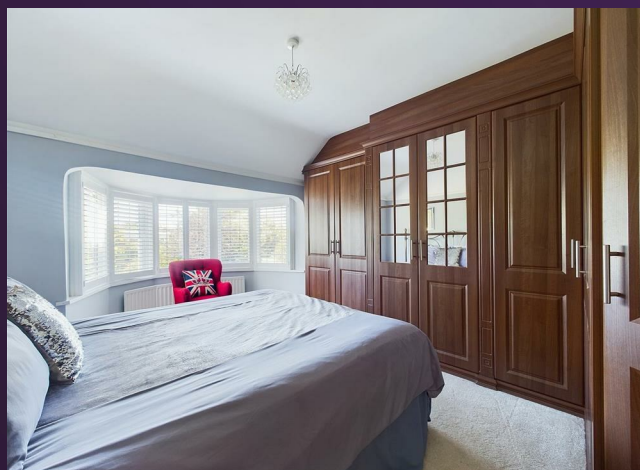
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SMOKE ALARMS

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		79
(69-80) C	68	
(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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