

FOR
SALE

102 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SG
£275,000



2 BEDROOM HOUSE - TERRACED

- BEAUTIFUL TWO BEDROOM MID TERACE HOUSE
- LOUNGE & DINING ROOM
- MODERN KITCHEN
- STYLISH BATHROOM WC
- FRONT TOWN GARDEN
- REAR YARD WITH OPTION OF OFF STREET PARKING
- EPC RATING C

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VESTIBULE
ENTRANCE HALLWAY
LOUNGE
16'6 x 12'10
DINING ROOM
13'4 x 12'10

KITCHEN
9'4 x 8'6
LANDING
BEDROOM ONE
16'7 x 13'8
BEDROOM TWO
13'8 x 9'10

SHOWER ROOM
8'5 x 5'8
FRONT TOWN GARDEN
REAR GARDEN

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This immaculately presented, mid terrace house built in 1909 is perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

With over 1000 square feet of accommodation set over two floors this beautiful property consists of a vestibule and entrance hallway with stairs to the first floor and doors to the lounge and dining room. The lounge is light and spacious with a feature fireplace and the dining room has space for a six seater dining table and has a modern feature fireplace and French doors to rear yard. The kitchen benefits from a range of units with contrasting worktops, oven with grill, a four ring gas hob, chimney hood and space for a fridge freezer, dishwasher and washing machine. To the first floor landing there is a good sized built in storage cupboard and door to the spacious bedrooms, one with period cast iron fireplace, and the stylish shower room. The shower room benefits from a walk-in rainfall shower, vanity wash basin and integrated WC. Externally there is a low maintenance front town garden and a rear yard with raised decking and stairs down to a patio. There is also a roll top garage door providing the option of off street parking.

The amazing condition 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 best modern amenities such as being in catchment for excellent schools.

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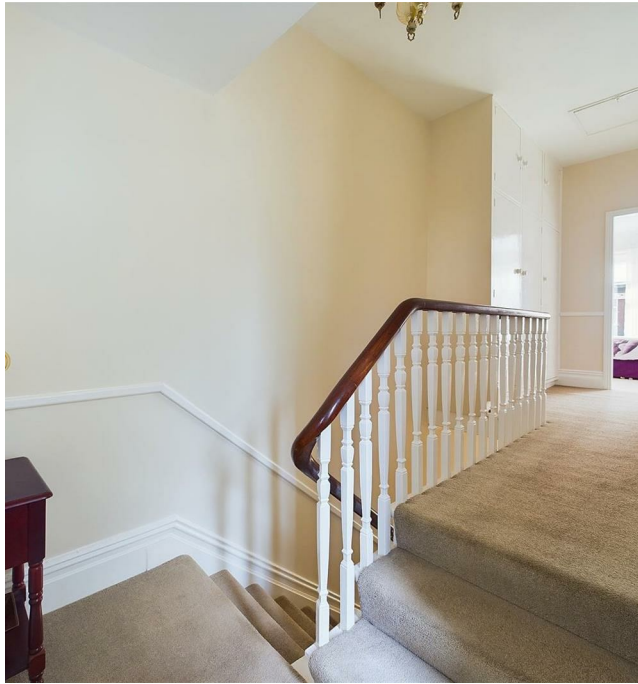
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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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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