

FOR  
SALE

6 HAWTHORN GARDENS, WHITLEY BAY NE26 3PQ  
£775,000



4 BEDROOM HOUSE - DETACHED

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER & FAMILY ROOM
- STUDY & LAUNDRY ROOM
- FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
17'11" x 13'0"

FAMILY ROOM & KITCHEN DINER  
10'3" x 28'11" + 13'2" x 10'7"

LAUNDRY ROOM  
7'9" x 9'4"

STUDY  
5'9" x 9'6"

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
13'5" x 11'11"

ENSUITE  
9'7" x 4'9"

BEDROOM TWO  
13'2" x 11'0"

BEDROOM THREE  
11'4" x 9'9"

BEDROOM FOUR  
9'9" x 13'2"

BATHROOM WC  
6'10" x 9'9"

GARAGE  
11'2" x 8'2"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this rare to the market, beautiful, detached house, built in the 1980's and perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features and is perfect for a family.

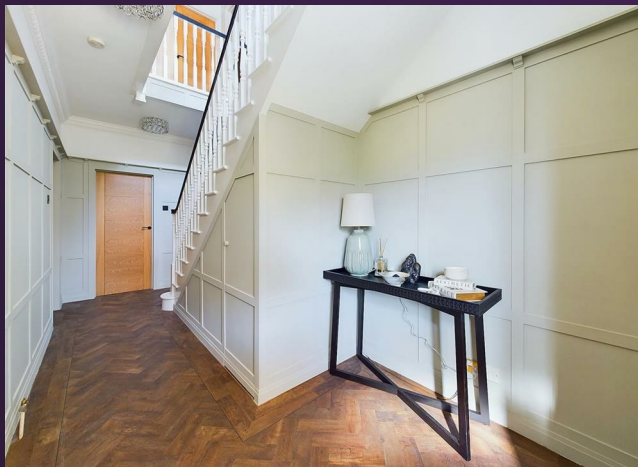
With over 1850 square feet of accommodation set over two floors, this stunning property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the reception room, kitchen diner, study and downstairs WC. The stylish reception room is front facing and the fabulous kitchen diner and family room has space for a dining table and lounge area as well as the Island. The kitchen benefits from an impressive range of units with granite worktops and integrated appliances include eye level double ovens with self cleaning facility, microwave, full length fridge and freezer, dishwasher, instant hot water tap and bin storage. The Island incorporates an induction hob, spacious breakfast bar and base units. There is a roof lantern and bi folding doors leading to the rear garden. The laundry room has further units and spaces for a washing machine and tumble dryer, and a door leads to the side of the property. Completing the ground floor there is a study and a downstairs WC with vanity washbasin and integrated WC. To the first floor there are four beautiful double bedrooms and a superb ensuite with matt black fittings, walk in rainfall shower, vanity washbasin with drawer beneath and low level WC. The beautiful family bathroom benefits from matt black fittings, a free standing bath with floor mounted mixer tap and shower attachment, walk in rainfall shower, countertop washbasin with cabinet beneath and low level WC. There is also an integral garage, a well maintained front garden with driveway parking and the rear garden.

The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only be appreciated by a visit.



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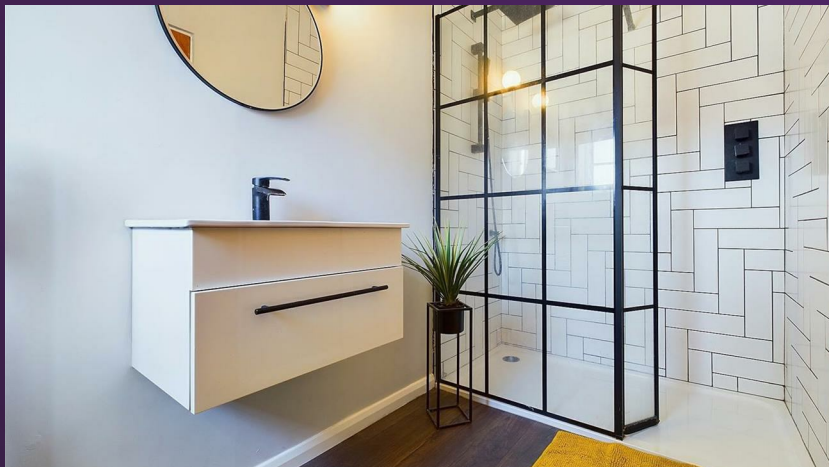


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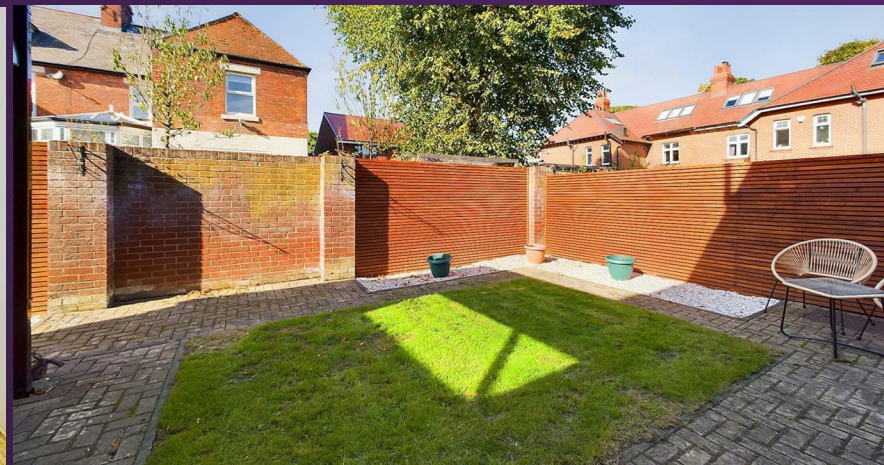
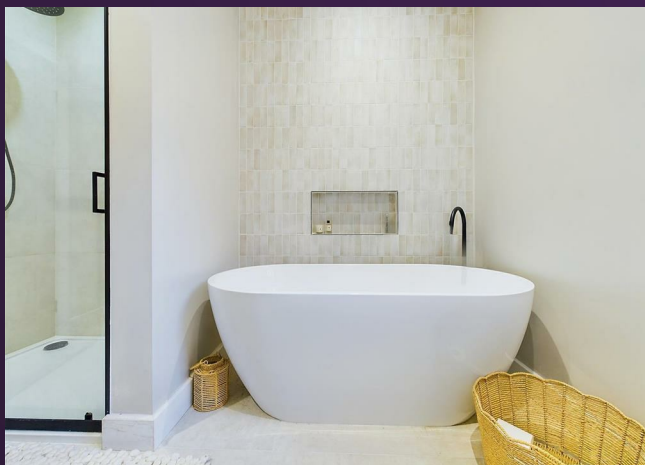
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1885.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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>		
(69-80) <b>C</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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