

FOR  
SALE

3 ROCKCLIFFE STREET, WHITLEY BAY NE26 2NW  
£335,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BED SEMI DETACHED TOWN HOUSE
- SOUGHT AFTER RESIDENTIAL AND COASTAL AREA
- RECEPTION ROOM & MODERN KITCHEN
- CONTEMPORARY SHOWER ROOM, ENSUITE & DOWNSTAIRS WC
- FRONT AND REAR GARDENS
- SUPERB LAYOUT
- EPC RATING C

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ENTRANCE HALLWAY  
11'10" x 3'1"

RECEPTION ROOM  
11'5" x 14'8"

KITCHEN  
11'7" x 8'9"

WC  
4'11" x 2'4"

LANDING

BEDROOM  
11'6" x 14'9"

BEDROOM  
11'7" x 8'8"

SHOWER ROOM WC  
5'5" x 5'8"

LANDING

BEDROOM  
14'10" x 11'8"

EN SUITE  
8'5" x 8'2"

FRONT GARDEN

REAR GARDEN

### 3 ROCKCLIFFE STREET, WHITLEY BAY NE26 2NW

Embleys are delighted to be instructed in the sale of this modern and well presented, townhouse which is perfectly located in a sought after coastal setting. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 950 square feet of accommodation set over three floors, this stunning property consists of a entrance hallway with stairs up to the first floor and doors to the reception room, kitchen and downstairs WC. The lovely kitchen benefits from a range of units with contrasting worktops, a single oven, four ring gas hob and chimney hood. Access to the rear garden is through the modern reception room. To the first floor there are two spacious bedrooms and a shower room with walk in rainfall shower, vanity wash basin and low level WC. The principal bedroom is light and spacious and is located on the top floor with a door to the ensuite with walk in shower, vanity wash basin and low level. Externally there is a front town garden and mature rear garden.

The superb layout, generous size and fabulous location 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.

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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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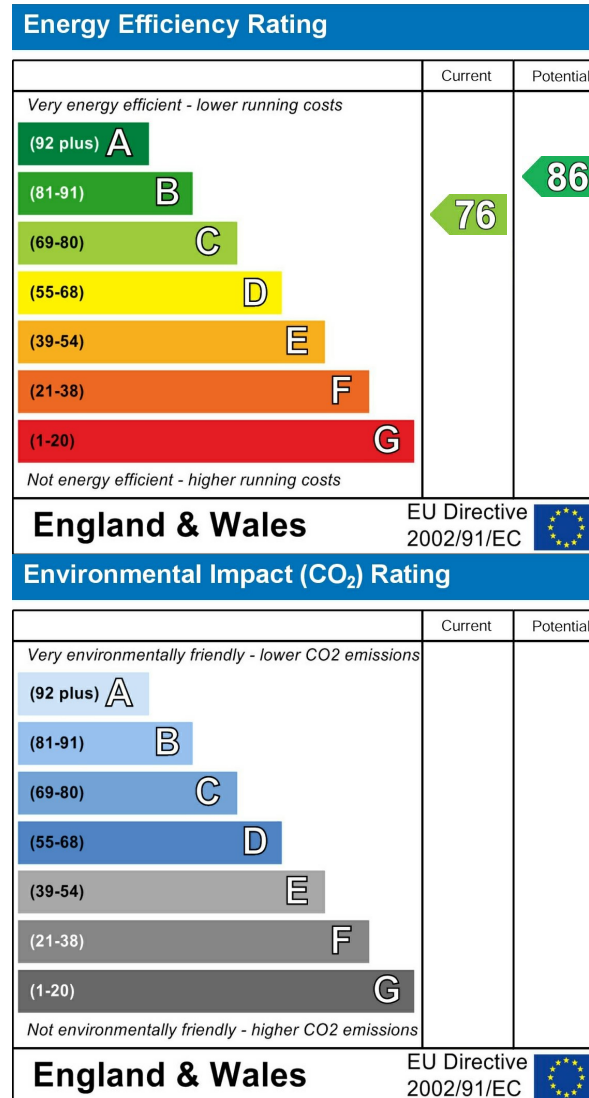
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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