

FOR
SALE

16 WINDSOR CRESCENT, WHITLEY BAY NE26 2PA
£685,000



6 BEDROOM HOUSE - TERRACED

- SIX BEDROOM MID TERRACE PROPERTY WITH SEA VIEWS
- HIGHLY SOUGHT AFTER COASTAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS KITCHEN DINER AND FAMILY ROOM
- DOWNSTAIRS WC
- MODERN BATHROOM & ENSUITE
- SUBSTANTIAL FRONT GARDEN
- REAR YARD
- EPC RATING E

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM ONE
17'0 x 14'9
RECEPTION ROOM TWO
20'1 x 12'7
KITCHEN DINER/FAMILY ROOM
20'1 x 19'9
DOWNSTAIRS WC

LANDING
BEDROOM
19'6 x 14'1
BEDROOM
14'0 x 12'9
BEDROOM
11'0 x 10'6
ENSUITE
BATHROOM WC

LANDING
BEDROOM
13'11 x 11'5
BEDROOM
13'11 x 13'5
BEDROOM
10'3 x 8'0
FRONT GARDEN
REAR YARD

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Embleys are delighted to be instructed in the sale of this beautiful, mid terrace house perfectly located within a sought after coastal area. It boasts a wealth of bespoke and period features with fabulous sea views making it ideal for a family looking for a contemporary home with character in a stunning setting.

Offering over 2100 square foot of accommodation over three floors, this beautiful property comprises of a vestibule leading to an entrance hallway. There are two spacious reception rooms, both with feature fireplaces and a fabulous kitchen diner. The stunning kitchen benefits from a good range of solid wood units with solid wood worktops and an Island incorporating breakfast bar and further base storage. Integrated appliances include dishwasher, washing machine, tumble dryer, fridge, freezer, microwave and there is space for a range oven. From the kitchen there are doors to the downstairs WC and rear yard.

To the first floor there are three spacious bedrooms, the front facing (currently used as a lounge) with fantastic elevated sea views, the third bedroom benefits from a contemporary ensuite. The modern family bathroom comprises of a panelled slipper bath, walk in shower, wall mounted washbasin and low level WC. On the second floor there are three further bedrooms, one with panoramic sea views.

Externally there is a substantial front garden and low maintenance west facing rear yard.

The superb layout, generous size 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.

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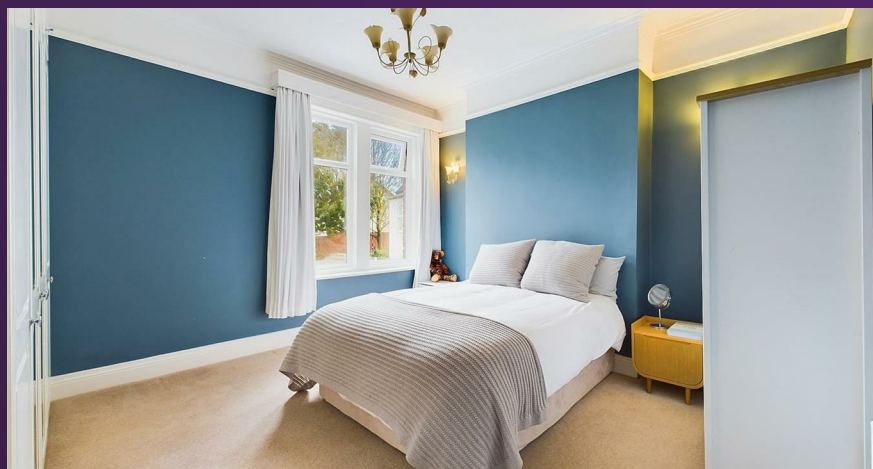
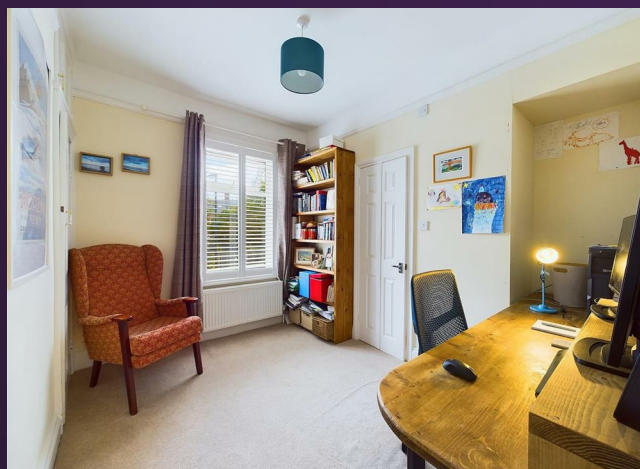
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SMOKE ALARMS

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		77
(69-80) C		
(55-68) D	54	
(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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