

FOR  
SALE

76 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SQ  
£369,950



3 BEDROOM HOUSE - TERRACED

- STUNNING THREE BEDROOM MID TERRACE HOUSE
- ELEGANT LOUNGE
- FABULOUS KITCHEN & DINING AREA
- BEAUTIFUL FAMILY BATHROOM WC
- GARDEN/ENTERTAINMENT ROOM
- FRONT TOWN GARDEN
- PRIVATE REAR YARD
- NO UPPER CHAIN
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE

HALLWAY

RECEPTION ROOM  
15'8 x 12'1

RECEPTION ROOM  
14'2 x 12'10

KITCHEN  
11'11 x 7'5

LANDING

BEDROOM  
12'9 x 7'7

BEDROOM  
11'7 x 9'0

BEDROOM  
15'1 x 9'0

BATHROOM WC  
8'8 x 7'3

GARDEN ROOM  
16'7 x 10'4

WC

FRONT GARDEN

REAR YARD

## 76 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SQ

This beautiful and immaculately presented, mid terrace property is perfectly located within a much sought after residential area. It boasts a wealth of contemporary features with period charm, has been renovated to a high standard throughout and is ideal for a range of buyers.

With over 1100 square foot of accommodation set over two floors this stunning property comprises of vestibule and spacious entrance hallway with bespoke under stairs storage, tiled flooring, door to the lounge then open to the dining area and kitchen. The fabulous kitchen and dining area has an impressive range of units with wood style worktops. Integrated appliances include single eye level oven, induction hob with extractor, fridge, freezer, dishwasher and microwave. There are bifold doors that lead to the rear yard which also provides access to the garden/entertainment room, with doors to larger style utility cupboard and WC. To the first floor there are three stylish bedrooms, two with built in wardrobes and one with fitted cabin bunk beds. There is also a beautiful, family bathroom benefitting from roll top bath with rainfall shower over, vintage style counter top wash basin with integrated taps, and a low level WC. Externally the property has a delightful front town garden with mature shrubs and decorative tiled paving and a porcelain tiled rear yard.

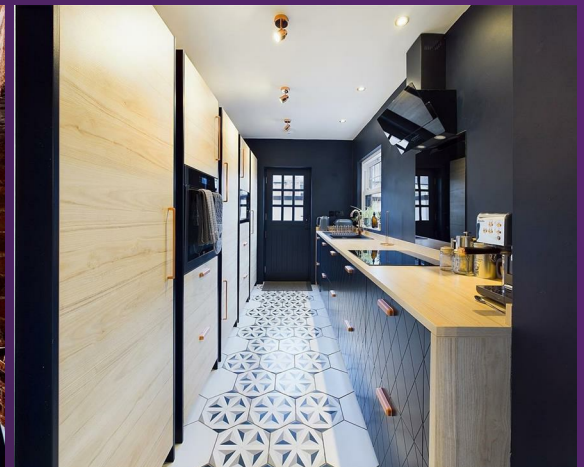
The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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.

76 ILFRACOMBE GARDENS  
WHITLEY BAY  
NE26 3SQ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

76 ILFRACOMBE GARDENS  
WHITLEY BAY  
NE26 3SQ

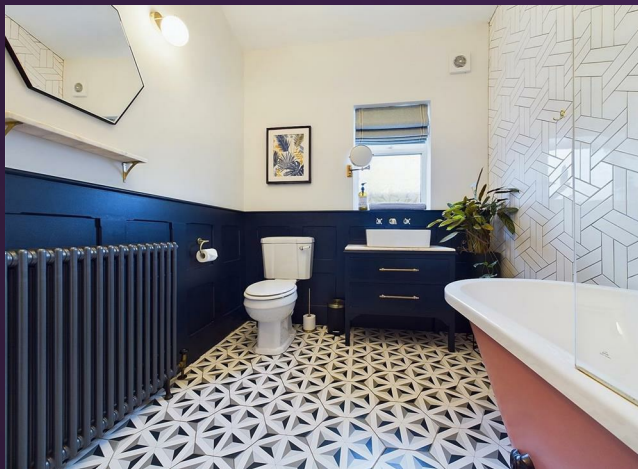
EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

76 ILFRACOMBE GARDENS  
WHITLEY BAY  
NE26 3SQ

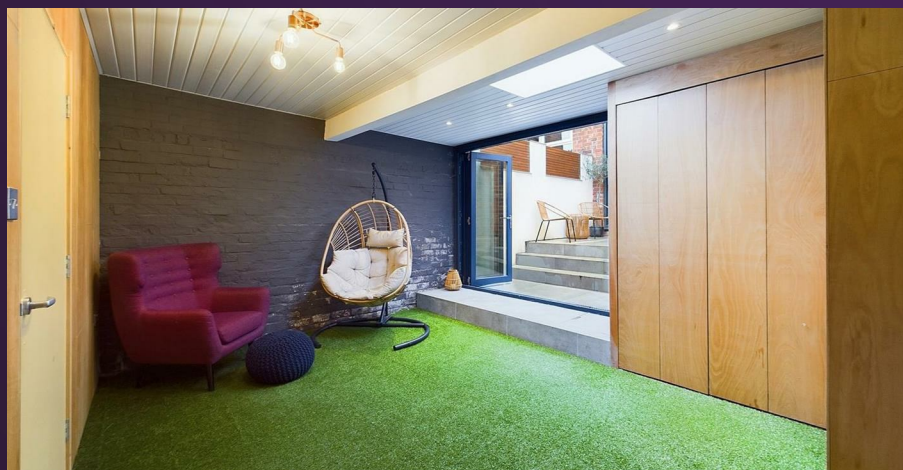
EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

76 ILFRACOMBE GARDENS  
WHITLEY BAY  
NE26 3SQ

EMBLEYS  
ESTATE  
AGENTS





76 ILFRACOMBE GARDENS  
WHITLEY BAY  
NE26 3SQ

#### 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.

[VIEW PROPERTY](#)



EMBLEYS  
ESTATE  
AGENTS

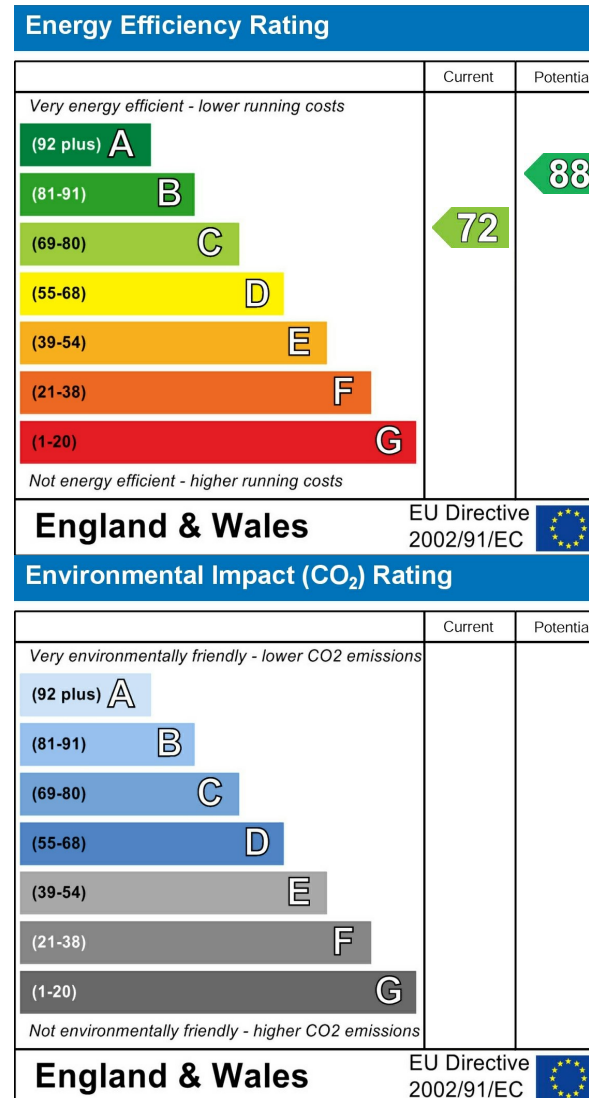
YOU'LL BE SOLD ON EMBLEYS

#### 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.

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK