

FOR  
SALE

29 BEECH GROVE, WHITLEY BAY NE26 3PJ  
£325,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- BATHROOM WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR YARD
- NO UPPER CHAIN
- EPC RATING E

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
14'3 x 12'9

RECEPTION ROOM TWO  
13'6 x 10

KITCHEN  
8'6 x 8

LANDING

BEDROOM ONE  
12'10 x 11'10

BEDROOM TWO  
13'8 x 10'5

BEDROOM THREE  
9'6 x 5'11

BATHROOM WC  
8'5 x 8

FRONT TOWN GARDEN

REAR YARD

## 29 BEECH GROVE, WHITLEY BAY NE26 3PJ

This characterful, mid terrace house is perfectly located in a sought after residential area. It displays a variety of period features, has no upper chain and is ideal for a range of buyers.

With over 1000 square feet of accommodation set over two floors this lovely property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the reception rooms and kitchen. The kitchen benefits from a range of units with contrasting worktops, integrated single oven, electric hob, extractor hood and space for an under bench fridge and washing machine. To the first floor there are two double bedrooms, one with built in wardrobe and dressing table, and a smaller third bedroom. There is also a family bathroom benefitting from a bath with shower over, pedestal wash basin, low level WC and built in cupboard housing the water tank. Externally there is a front town garden and a South facing rear yard with gate to the rear lane.

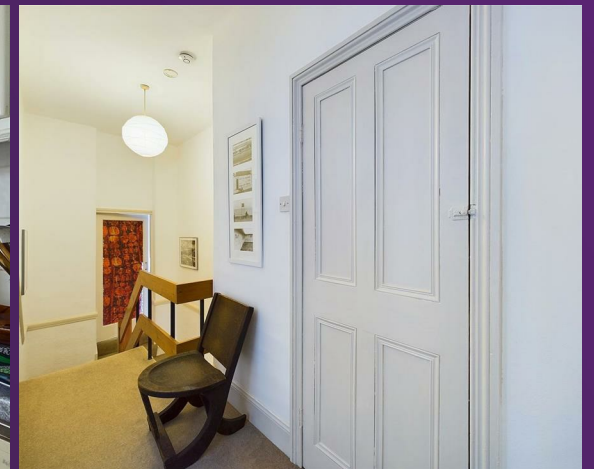
The huge potential and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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.



29 BEECH GROVE  
WHITLEY BAY  
NE26 3PJ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



29 BEECH GROVE  
WHITLEY BAY  
NE26 3PJ

EMBLEYS  
ESTATE  
AGENTS



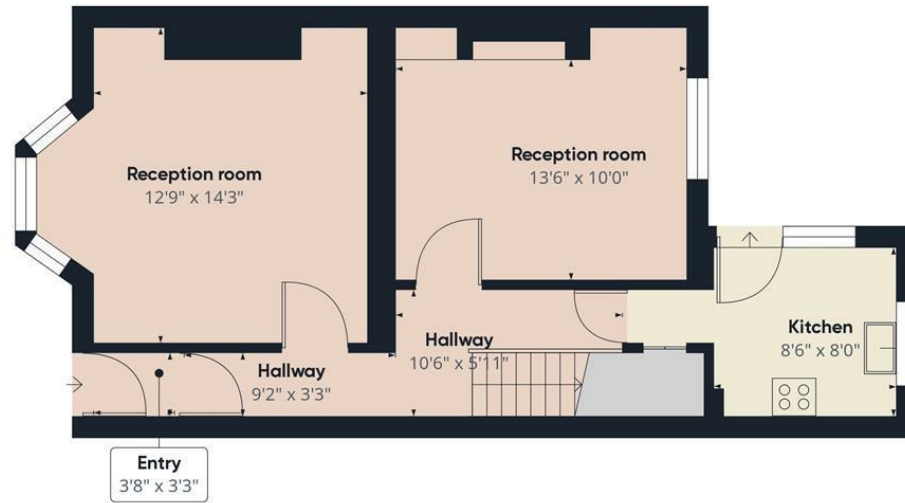


29 BEECH GROVE  
WHITLEY BAY  
NE26 3PJ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1024.19 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.

GIRAFFE360

29 BEECH GROVE  
WHITLEY BAY  
NE26 3PJ

#### 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

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive  
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK