

FOR
SALE

70 OXFORD STREET, WHITLEY BAY NE26 1AD
£395,000



4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE PROPERTY
- IMMACULATELY PRESENTED
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- FABULOUS KITCHEN DINER
- CONTEMPORARY BATHROOM WC, SHOWER ROOM
WC & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- LARGE WEST FACING REAR YARD
- EPC RATING D

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
12'11" x 11'11"
KITCHEN DINER
14'4" x 12'4" + 6'2" x 7'10"
DOWNSTAIRS WC
3'4" x 7'11"
LANDING

BEDROOM
12'11" x 15'9"
BEDROOM
13'11" x 9'3"
BATHROOM
6'11" x 7'11"
LANDING
OFFICE
5'2" x 5'9"

BEDROOM
8'11" x 8'3"
BEDROOM
8'9" x 8'2"
SHOWER ROOM
7'6" x 2'6"
FRONT TOWN GARDEN
REAR YARD

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Embleys are delighted to be instructed in the sale of this immaculately presented and characterful, mid terrace house which is perfectly located within a popular residential location. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1120 square foot of accommodation set over three floors this beautiful property consists of a vestibule and entrance hallway which leads to a spacious reception room with feature log burner, a kitchen diner and downstairs WC with vanity wash basin and low level WC. The fabulous kitchen diner benefits from a range of contemporary wall, base and drawer units with contrasting worktops. Integrated appliances include a single oven, four ring electric hob, chimney hood and dishwasher. The kitchen island benefits from further storage and a two seater breakfasting bar. To the first floor there are two stylish bedrooms and a beautiful family bathroom benefitting from a free standing bath, walk in shower, vanity wash basin and low level WC. On the top floor there is an office space, two further bedrooms and modern shower room WC comprising a walk in shower, vanity wash basin and low level WC. Externally there is a front town garden and a large rear yard.

The generous size, superb layout and family feel 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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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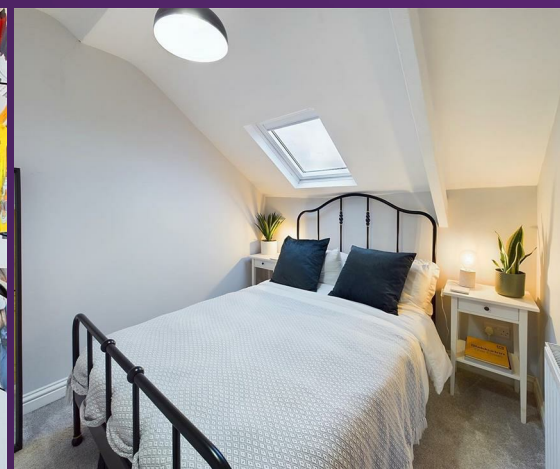
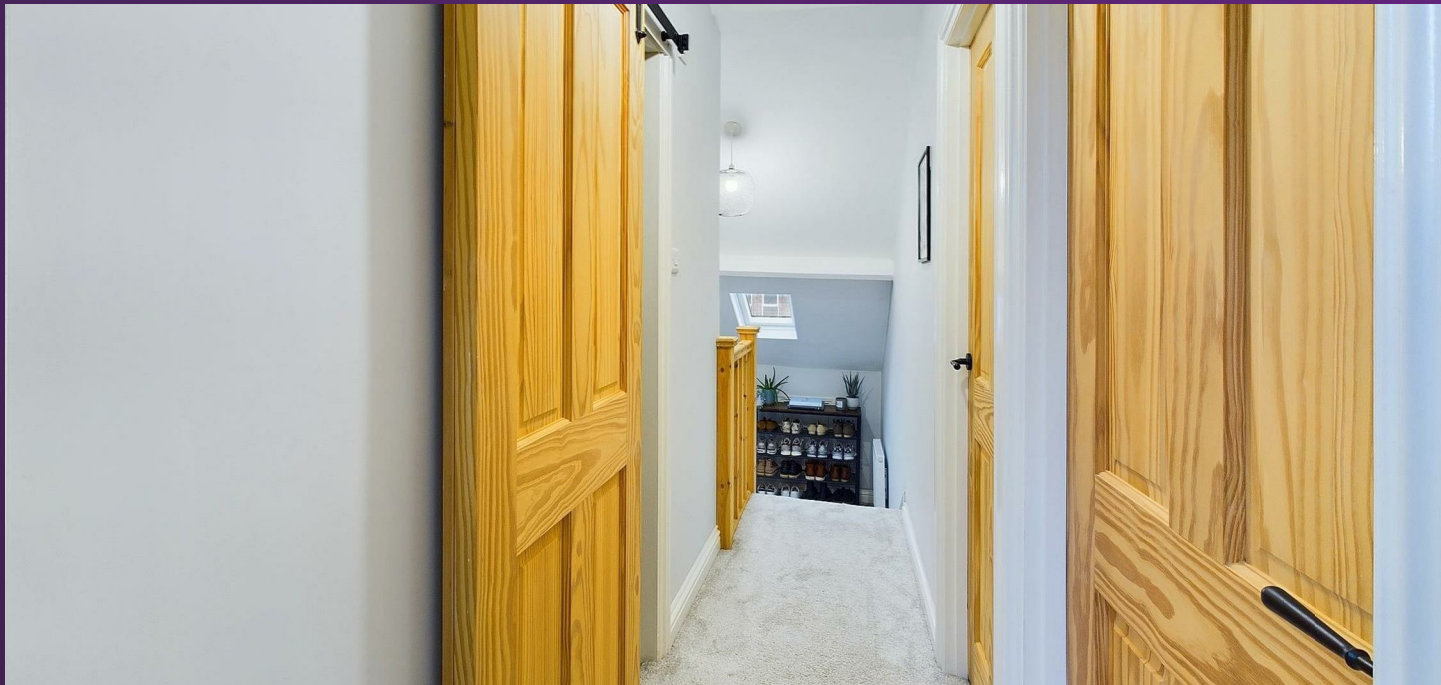
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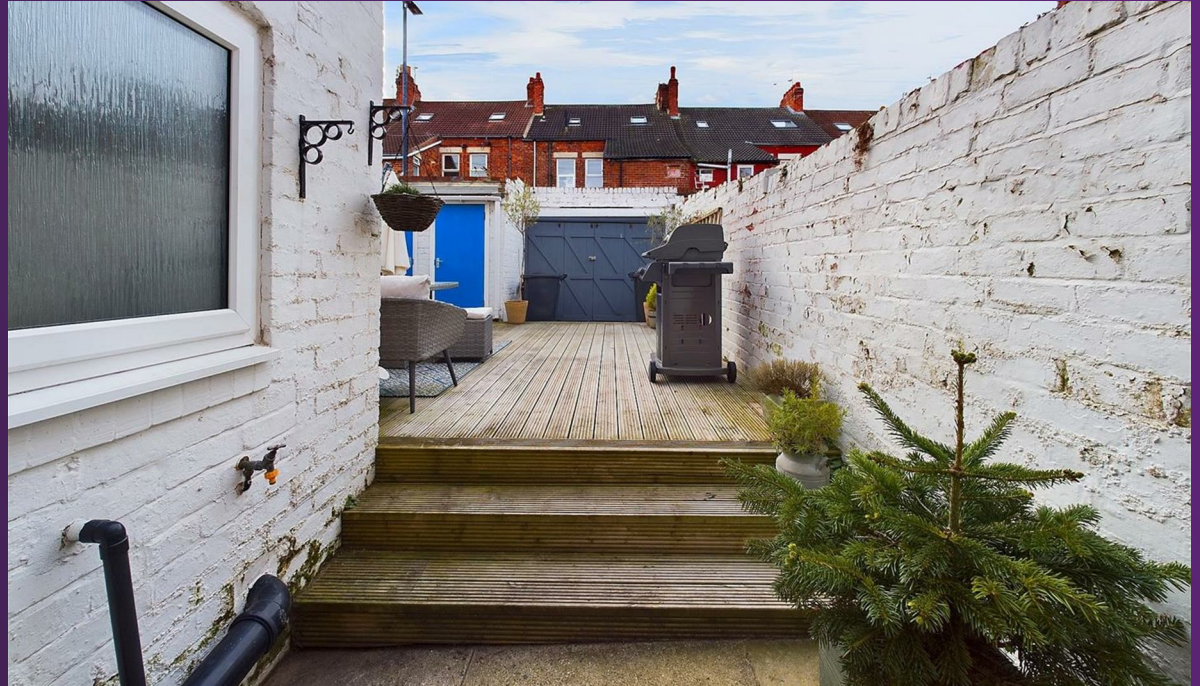
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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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