

FOR
SALE

14 ALBANY GARDENS, WHITLEY BAY NE26 2DY
£460,000



5 BEDROOM HOUSE - TERRACED

- FIVE BEDROOM MID TERRACED PROPERTY
- SOUGHT AFTER PEDESTRIANISED LOCATION
- CHARACTERFUL PROPERTY WITH PERIOD CHARM
- NO UPPER CHAIN
- TWO RECEPTION ROOMS
- KITCHEN DINER & UTILITY ROOM
- SHOWER ROOM WC & FAMILY BATHROOM WC
- WEST FACING FRONT GARDEN
- RER YARD
- EPC RATING PENDING

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ENTRANCE HALLWAY
6'6" x 25'1"

RECEPTION ROOM ONE
14'1" x 14'3"

RECEPTION ROOM TWO
10'6" x 14'2"

KITCHEN DINER
10'4" x 14'1"

UTILITY ROOM
10'4" x 6'0"

SHOWER ROOM WC
8'8" x 3'11"

LANDING

BEDROOM
18'11" x 14'5"

BEDROOM
12'0" x 14'2"

BEDROOM
7'1" x 13'8"

BATHROOM WC
10'4" x 5'9"

LANDING

BEDROOM
18'5" x 10'6"

BEDROOM
12'2" x 14'9"

FRONT GARDEN

REAR YARD

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Embleys are delighted to be instructed in the sale of this characterful, mid terraced property which is perfectly located in a sought after pedestrianised, residential area and is ideal for a family..

With over 1850 square foot of accommodation set over three floors this beautiful property comprises of a vestibule and spacious entrance hallway with stairs leading to the first floor landing and doors to two grand reception rooms and a lovely kitchen diner. The kitchen diner benefits from a range of units and solid wood worktops, space for a range oven, chimney hood and dishwasher with a door leading to the utility room with further units and access to the shower room WC.

To the second floor, there are three bedrooms, all with feature fireplaces and a family bathroom with panelled bath and shower over, pedestal washbasin and low level WC.

On the top floor there are a further two spacious bedrooms. Externally the property has a substantial west facing front garden and a 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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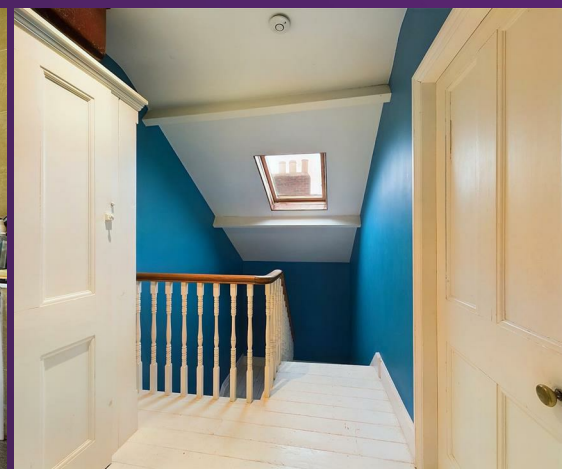
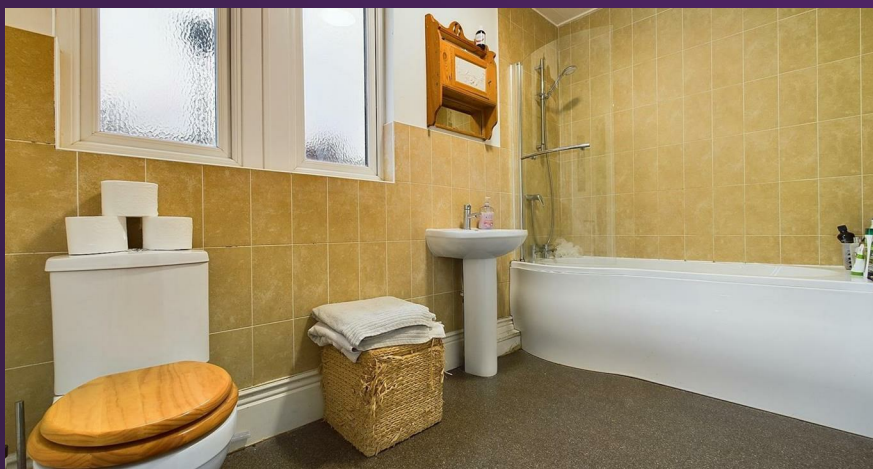
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SMOKE ALARMS

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.

[VIEW PROPERTY](#)



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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		
(69-80) C		69
(55-68) D	49	
(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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