

FOR  
SALE

3 HARTLEY AVENUE, WHITLEY BAY NE26 3NS  
£595,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS & GARDEN ROOM
- KITCHEN DINER & FAMILY ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
14'10 x 13'9

RECEPTION ROOM TWO  
14'3 x 13'10

KITCHEN DINER & FAMILY ROOM  
36'8 x 9'11

GARDEN ROOM  
18'3 x 10'5

DOWNSTAIRS BATHROOM  
11'6 x 6'5

LANDING

BEDROOM ONE  
14'10 x 14

BEDROOM TWO  
14'10 x 13'11

BEDROOM THREE  
18'3 x 9'5

BEDROOM FOUR  
9'10 x 7'11

BATHROOM WC  
8'11 x 6'6

GARAGE  
21'10 x 7'11

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and well extended, semi detached house, which is perfectly located in a much sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 2000 square feet of accommodation set over two floors, this characterful property consists of a vestibule and entrance hallway with stairs to up the first floor and doors to the reception rooms and kitchen diner. Both reception rooms are spacious and one boasts a stylish feature fireplace with wood burner. The fabulous, open plan kitchen diner and family room easily accommodates a six seater dining table and a breakfast bar. The kitchen benefits from a range of units with wood worktops, space for range oven and integrated fridge freezer and dishwasher. There is also a light and airy garden room and a downstairs bathroom with larger style walk in rainfall shower, slipper bath, vanity wash basin and low level WC. To the first floor there are two front facing, spacious, bedrooms with views over Souter park tennis courts, two further good sized bedrooms and a family bathroom benefitting from a walk in rainfall shower, countertop wash basin with cabinet beneath and a low level WC. Externally there is an attached garage, a front garden with driveway parking and a West facing and secluded rear garden.

The generous size, fabulous location and perfect 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.



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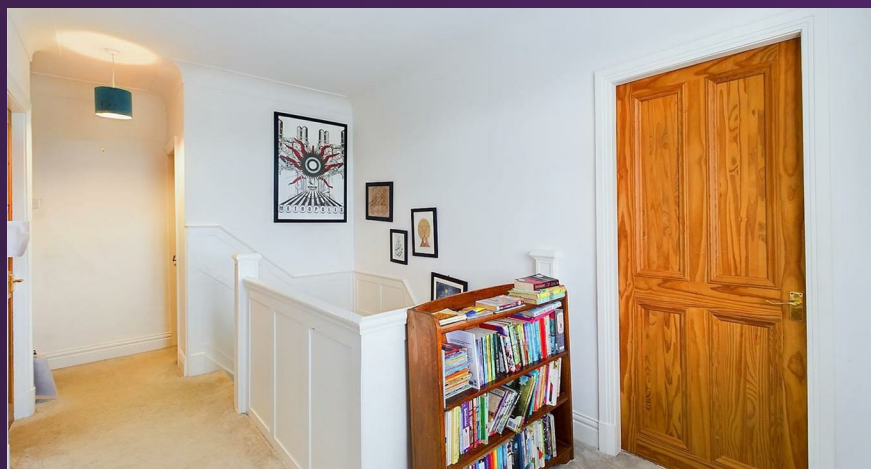


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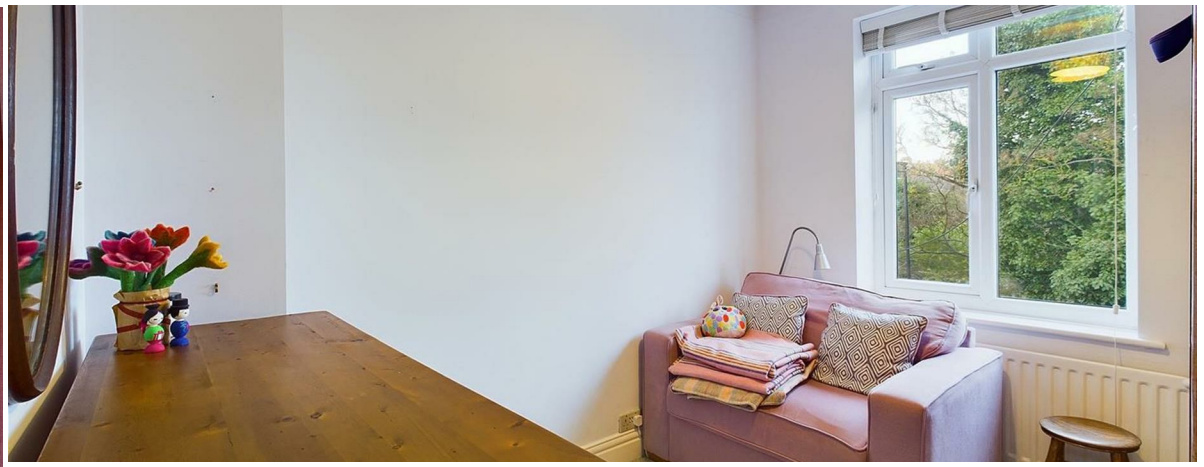


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2100.15 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



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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.

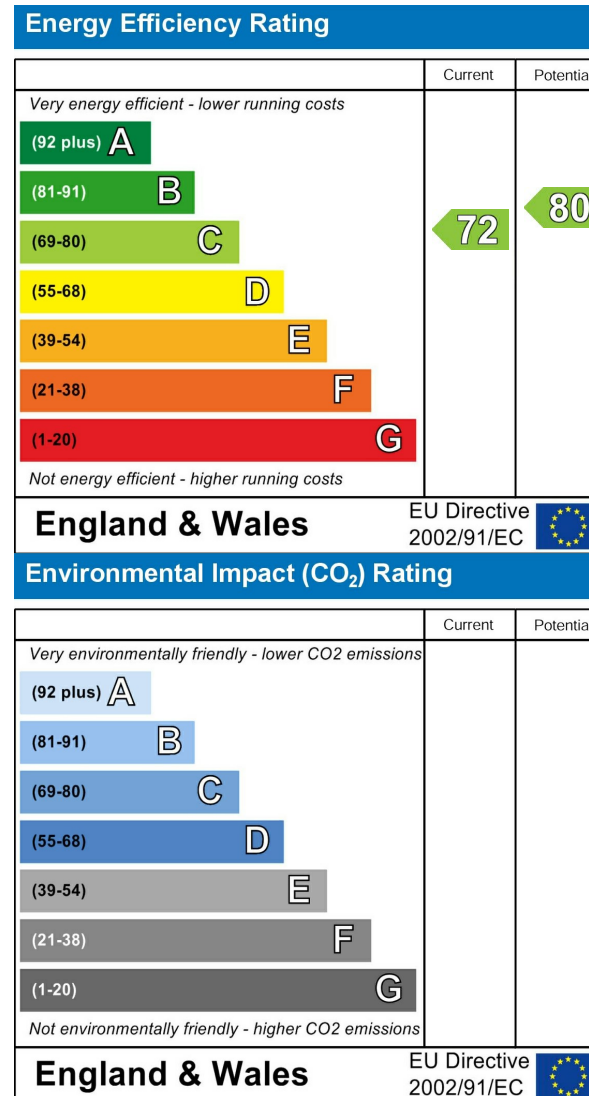
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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