

FOR
SALE

2 CHURCH WAY, EARSDON NE25 9JY
£495,000



2 BEDROOM HOUSE - MID TERRACE

- TWO BEDROOM MID TERRACED PROPERTY
- RARE TO THE MARKET IN A SOUGHT AFTER RURAL LOCATION
- OPEN VIEWS OVER THE COUNTRYSIDE AND BEYOND
- TWO RECEPTION ROOMS
- MODERN KITCHEN DINER & UTILITY ROOM
- SPACIOUS CONSERVATORY
- GOOD SIZED BATHROOM WC & DOWNSTAIRS WC
- NO UPPER CHAIN
- SUBSTANTIAL REAR GARDEN
- EPC RATING C

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VESTIBULE

RECEPTION ROOM
16'0" x 16'3"

RECEPTION ROOM
14'7" x 17'2"

KITCHEN DINER
20'4" x 9'2"

CONSERVATORY
8'8" x 12'4"

UTILITY ROOM
8'11" x 9'2"

DOWNSTAIRS WC
5'3" x 4'5"

LANDING

BEDROOM
15'11" x 10'4"

BEDROOM
12'7" x 10'5"

BATHROOM WC
12'10" x 7'2"

REAR GARDEN

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PLEASE NOTE THIS PROPERTY HAS JUST HAD A NEW ROOF INSTALLED IN MARCH 2025

Embleys are delighted to be instructed in the sale of this rare to the market, characterful, mid terraced house which is perfectly located within the historic village of Earsdon. With a unique country feel and impressive views over the countryside to St Marys lighthouse, it boasts a wealth of period charm and is ideal for a range of buyers.

With over 1400 square feet of accommodation, this well presented two bedroom property is set over two floors and consists of a vestibule with doors to two reception rooms and access to the kitchen diner, utility and downstairs WC. Reception room one has a beautiful brick chimney breast with a wood burning stove effect electric fire and door to a modern shaker style kitchen diner with exposed beams and space for a 6 seater dining table. There is a range of units with contrasting worktops, a double oven and access to the spacious conservatory with views over the stunning rear garden. From reception room two there is access to the utility room with further units, downstairs WC with pedestal washbasin and low level WC and stairs to the first floor landing. The landing is spacious with views over Earsdon fields and doors to two light and airy bedrooms and a good sized bathroom WC comprising of a free standing roll top bath, walk in shower and low level WC. Externally, the property has a substantial rear garden with lawn, planted beds and a raised seating area.

The fabulous location, unique feel and generous size of this property makes for an exciting and rare opportunity which can only be appreciated by a visit.

A picturesque village just two miles from Whitley Bay, Earsdon sits on the border to Northumberland and opens the door to some of the area's loveliest countryside. Extremely popular with couples and families, this appealing village has its own conservation area, children's play park and a wonderfully historic church.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1425.79 ft²
Reduced headroom
9.72 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(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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