

FOR
SALE

13 GRENADA DRIVE, WHITLEY BAY NE26 1HR
£330,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOME
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE AND DINING ROOM
- BREAKFASTING KITCHEN AND UTILITY ROOM
- BATHROOM WC & DOWNSTAIRS SHOWER ROOM WC
- STUDY & LEAN TO CONSERVATORY
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

LOUNGE
13'9" x 13'3"

DINING ROOM
10'2" x 9'11"

KITCHEN
10'2" x 9'9"

UTILITY ROOM
6'0" x 6'11"

STUDY
11'9" x 7'7"

SHOWER ROOM
5'7" x 4'10"

LANDING

BEDROOM
12'4" x 10'11"

BEDROOM
9'2" x 11'5"

BEDROOM
8'2" x 8'11"

BATHROOM
5'6" x 8'4"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this lovely semi detached property which is perfectly located in a highly sought after area and is ideal for a range of buyers.

With over 1120 square foot of accommodation set over two floors this home consists of an entrance hallway with built in cloak cupboard and door to a lounge and glazed sliding doors to a dining room, with space for a four seater table and access to a lean to conservatory and rear garden.

Also to the ground floor there is a kitchen with a range of units and contrasting worktops with space for a gas cooker and a two seater table. There is a utility room with further base units and space and plumbing for a washing machine and doors to a shower room WC with walk in shower and low level WC. The study, which was previously the garage, is currently used as a bedroom with built in cupboards. From the first floor landing there are two built in storage cupboards, three bedrooms, two with built in wardrobes, and a modern bathroom with panelled bath, pedestal washbasin and low level WC.

Externally there is a front garden with driveway parking and a south facing rear garden with lawn and mature borders.

The fabulous location, superb layout and huge potential of this property makes for an exciting opportunity which can only be truly 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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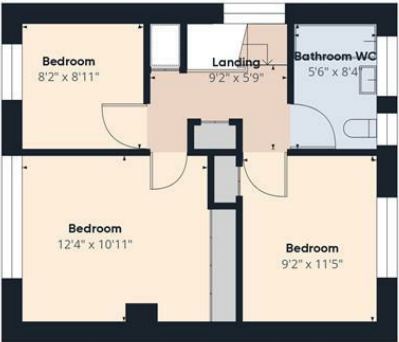
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1126.44 ft²

(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.

[VIEW PROPERTY](#)

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		84
(69-80) C	72	
(55-68) D		
(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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