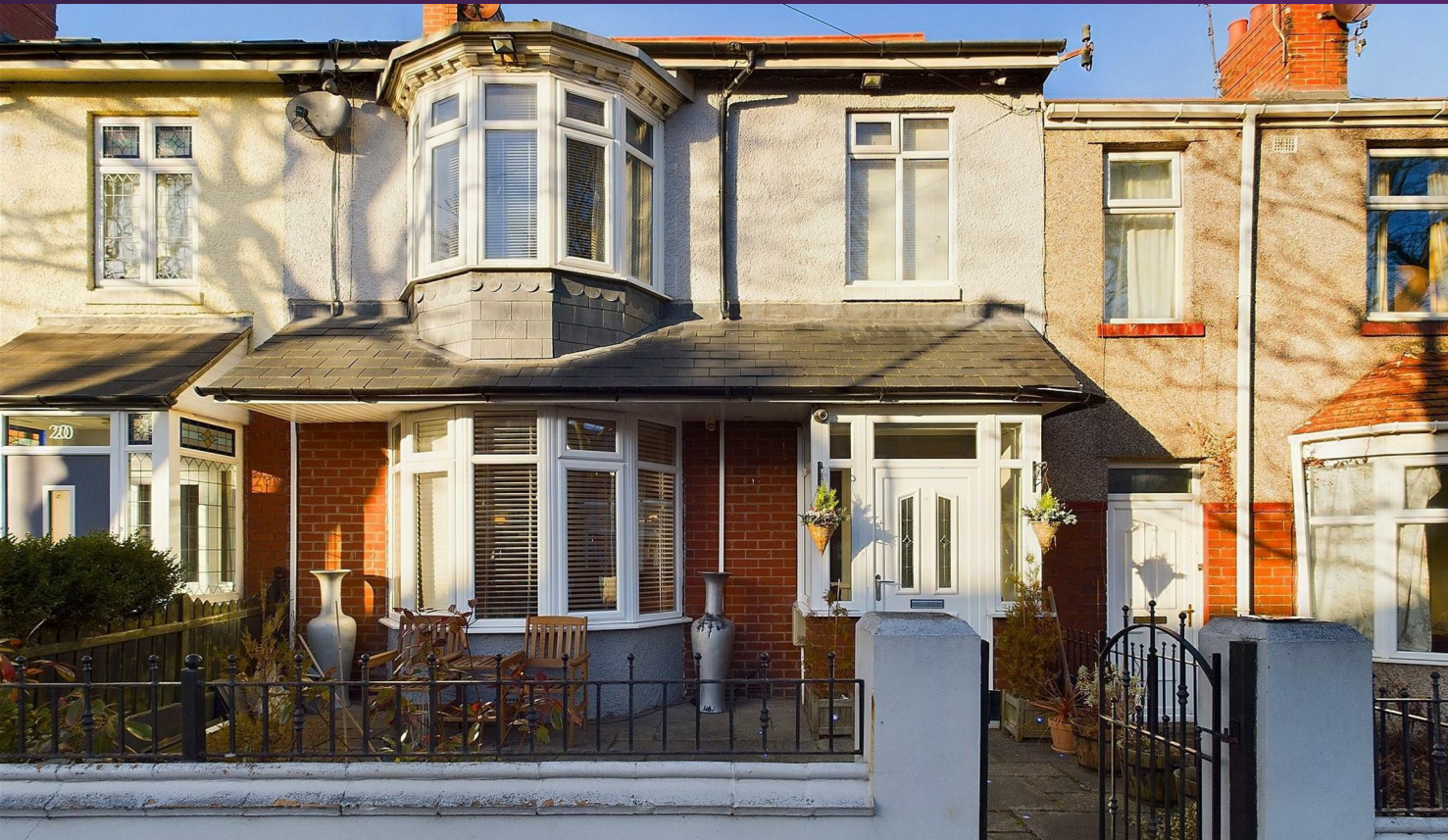


FOR
SALE

18 MARINE GARDENS, WHITLEY BAY NE26 1EQ
£460,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- MODERN FAMILY BATHROOM
- LOFT AREA WITH ENSUITE & SAUNA
- FRONT GARDEN
- REAR GARDEN WITH GARDEN STUDIO
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
27'11 x 12'6

RECEPTION ROOM TWO
11'8 x 8'10

KITCHEN DINER
20'9 x 8'8

LANDING

BEDROOM ONE
13'2 x 12'7

BEDROOM TWO
14'2 x 11'3

BEDROOM THREE
8'11 x 8'9

BATHROOM WC
8'8 x 8'6

LOFT AREA
18'9 x 9'3, & 9'6 x 5'10

FRONT GARDEN

REAR GARDEN

GARDEN STUDIO
21'7 x 10'10 & 11'3 x 6

18 MARINE GARDENS, WHITLEY BAY NE26 1EQ

This beautiful and rare to the market, mid terrace house was built circa 1925 and is perfectly located in a sought area residential area. It boasts a wealth of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 1500 square feet of accommodation set over two floors this lovely property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the first reception room and kitchen diner. The front facing reception room is bright and open plan to the second reception room and has a recess to chimney breast, wood burner and solid wood surround. The rear facing reception room has a feature fireplace and is open to the kitchen diner. The kitchen benefits from a good range of units with under cabinet and plinth lighting, contrasting worktops, with integrated appliances include an eye level single oven, induction hob, chimney hood, extractor hood, microwave and warming drawer. There is space for an American style fridge freezer and washing machine. To the first floor there are three bedroom and a beautiful, modern bathroom with free standing bath, walk in rainfall shower, vanity wash basin and integrated WC. The larger bedroom has a spiral staircase up to the loft space with includes a sauna and ensuite with walk in shower, vanity wash basin and integrated WC. Externally there is a well maintained front garden, rear garden with external lighting and heating, patio and hot tub area. There is also an impressive garden studio with bar and separate WC.

The generous size, unique feel 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 public transport.

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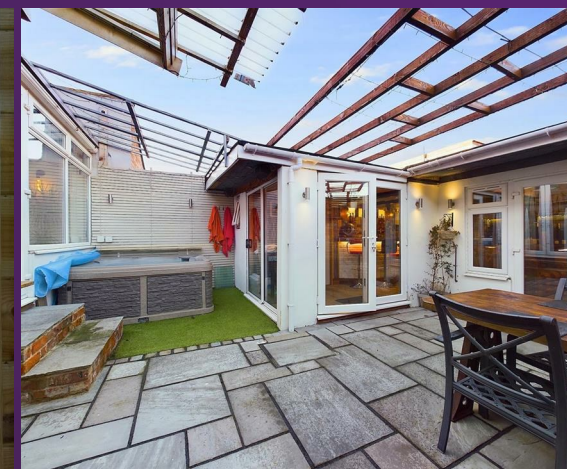
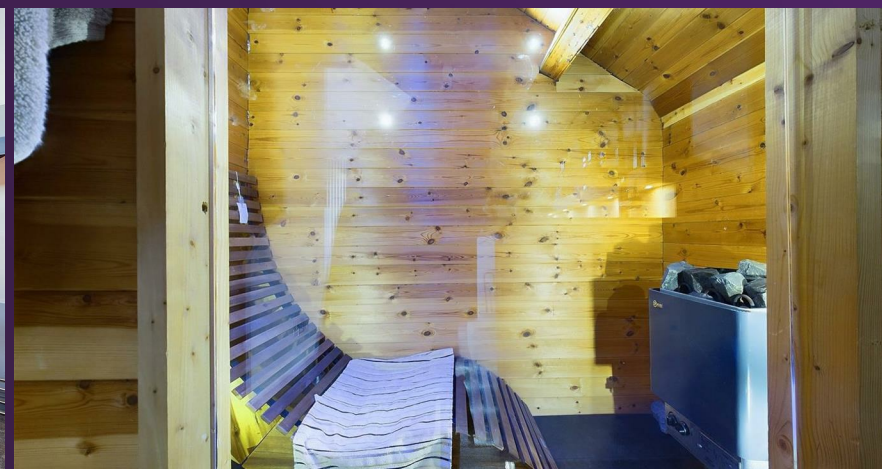
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SMOKE ALARMS

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78

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		

England & Wales

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