

FOR
SALE

26 SHAFTESBURY AVENUE, WHITLEY BAY NE26 3TF
£675,000



4 BEDROOM HOUSE - DETACHED

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY BREAKFASTING KITCHEN & BOOT ROOM
- OFFICE/STUDY
- FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- ATTACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH EAST FACING REAR GARDEN & SIDE GARDENS
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE

HALLWAY

RECEPTION ROOM ONE
23'8 x 13'8

RECEPTION ROOM TWO
16 x 14'5

BREAKFASTING KITCHEN
15'2 x 10'9

BOOT ROOM

OFFICE/STUDY
17'5 x 7'8

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'8 x 11'5

ENSUITE
7'3 x 4'4

BEDROOM TWO
12'9 x 10'7

BEDROOM THREE
13'9 x 8'9

BEDROOM FOUR
10'10 x 8'3

BATHROOM WC
12'5 x 7'9

GARAGE
17'8 x 16'4

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this superb, rare to the market, detached house built in the 1950's and perfectly located in the much sought after North Whitley Bay residential area. It boasts a wealth of contemporary features and is ideal for a family.

With over 2000 square feet of accommodation set over two floors, this beautiful property consists of a vestibule and hallway with stairs up to the first floor and doors to a reception room, kitchen and downstairs WC. The first reception room is stylish with dual aspect log burner, French doors to the rear garden and doors to the second reception room and kitchen. The kitchen benefits from a good range of units with undercabinet lighting and granite worktops including a breakfast bar. Integrated appliances include single oven, induction hob, chimney hood, dishwasher and coffee machine. There is space for an American style fridge freezer and the kitchen is open to the boot room. There is also a larger style office/study which is currently used as an additional bedroom. To the first floor there are four stylish double bedrooms, a beautiful ensuite with walk in rainfall shower and countertop washbasin, and a good sized, family bathroom with panelled bath, walk in shower, vanity washbasin and low level WC. Externally there is an attached double garage, a front garden with driveway parking and wrap around gardens to the south east facing rear garden with lawn, patio and planted beds.

The superb layout, condition 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 best modern amenities such as being in catchment for excellent schools.

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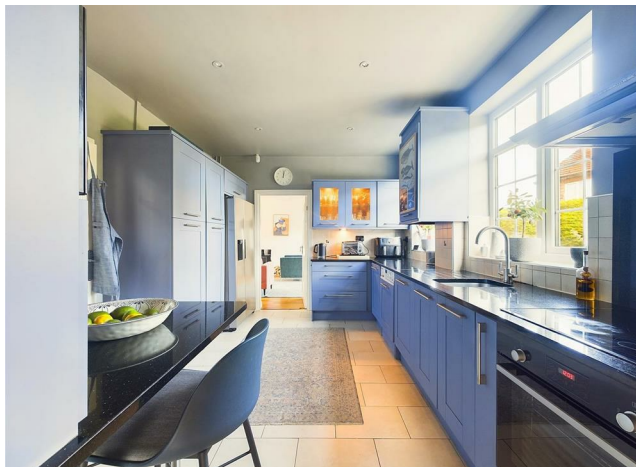
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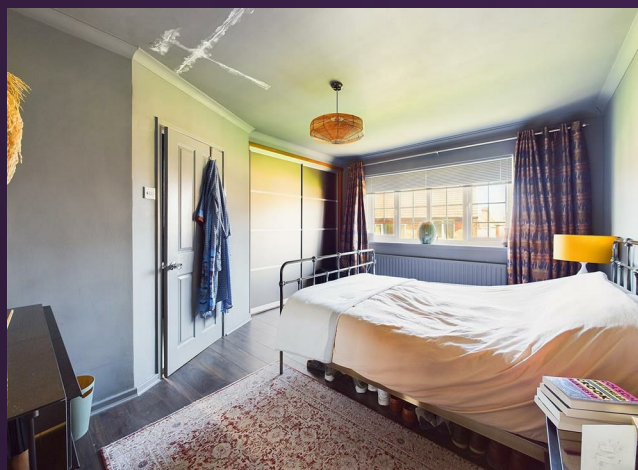
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SMOKE ALARMS

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](#)

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		71
(55-68) D	56	
(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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