

FOR
SALE

30 EDWARDS ROAD, WHITLEY BAY NE26 2BJ
£495,000



5 BEDROOM HOUSE - TERRACED

- FIVE BEDROOM MID TERRACE HOUSE
- SOUGHT AFTER COASTAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN DINER
- BATHROOM, SHOWER ROOM & DOWNSTAIRS SHOWER ROOM
- FRONT GARDEN
- SOUTH FACING REAR YARD
- NO UPPER CHAIN
- EPC RATING E

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
17 x 13'7

RECEPTION ROOM TWO (CURRENTLY BEDROOM)
14'2 x 12'2

KITCHEN DINER
16'1 x 9'8

DOWNSTAIRS SHOWER ROOM & UTILITY
9'9 x 5'10

LANDING

BEDROOM ONE (CURRENTLY LOUNGE)
14'1 x 11'11

BEDROOM TWO
14'1 x 12'2

BEDROOM THREE
9'8 x 6'7

BATHROOM WC
13'1 x 9'9

SECOND FLOOR LANDING

BEDROOM FOUR
14'5 x 11'5

BEDROOM FIVE
14'5 x 11'1

SHOWER ROOM WC
10'11 x 5'10

FRONT GARDEN

REAR YARD

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This characterful, mid terrace house is perfectly located in a sought after coastal location. It displays a variety of modern features with period charm, has no upper chain and is ideal for a family.

With over 1850 square feet of accommodation set over three floors, this well presented property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the reception rooms and kitchen diner. The front facing reception room has a feature fireplace and the second reception room is currently used as a bedroom. The modern kitchen diner easily accommodates a dining table and benefits from a range of units with contrasting worktops, range oven, fridge freezer and dishwasher. The downstairs shower room has a shower, vanity wash basin, low level WC and a utility area. To the first floor there are three bedrooms, one currently used as a lounge and a bathroom with integrated bath, shower, pedestal wash basin, bidet and low level WC. The top floor offers two further bedrooms and a shower room, with walk in shower, pedestal wash basin and low level WC. Externally there is a front garden with lawn and mature shrubs and a south facing rear yard with artificial grassed area.

The generous size, superb layout 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 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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FLOORPLAN

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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		77
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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