

FOR
SALE

8 ALNWICK AVENUE, WHITLEY BAY NE26 3PT
£375,000



3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- SITUATED ON A PEDESTRAINISED STREET
- TWO STYLISH RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- STYLISH BATHROOM WC
- FRONT TOWN GARDEN
- REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY
3'9" x 8'0"

RECEPTION ROOM ONE
15'7" x 12'3"

RECEPTION ROOM TWO
12'0" x 12'3"

KITCHEN
8'10" x 11'7"

LANDING

BEDROOM ONE
13'2" x 12'6"

BEDROOM TWO
12'9" x 12'5"

BEDROOM THREE
6'8" x 8'11"

BATHROOM WC
8'10" x 8'7"

FRONT GARDEN

REAR YARD

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This stunning and immaculately presented, mid terrace house was built in the Victorian era and is perfectly located on a pedestrianised street within a popular residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 1090 square feet of accommodation set over two floors this characterful property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor, doors to the first reception room and kitchen, and open to the second reception room. The front facing reception room is stylish with a beautiful feature including a recess to chimney breast with multi fuel burner, whilst the open plan second reception room has a built in dresser and cupboard and French doors to the rear yard. The fabulous kitchen benefits from a good range of units with contrasting worktops and integrated appliances including eye level single oven, gas hob, chimney hood, fridge freezer, dishwasher and washing machine. To the first floor there are three light and stylish bedrooms and a good sized and beautiful family bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is a front garden with lawn and a rear yard with built in outhouse and up and over garage door.

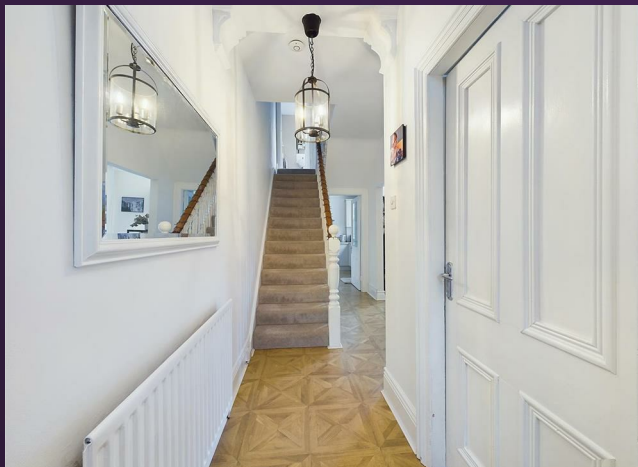
The generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit amazing condition.

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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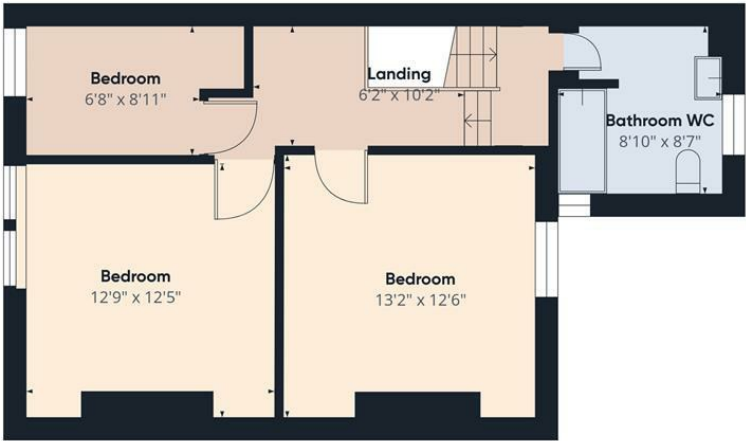
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1096.53 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.

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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		80
(69-80) C		
(55-68) D	59	
(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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