

FOR  
SALE

116 QUEENS ROAD, WHITLEY BAY NE26 3AU  
£599,950



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- LARGER STYLE FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN DINER
- GOOD SIZED BATHROOM WC
- DETACHED GARAGE TO REAR
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
12'11 x 11'00

RECEPTION ROOM TWO  
24'2 x 11'0

KITCHEN DINER  
23'2 x 9'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
14'2 x 12'3

BEDROOM TWO  
12'11 x 12'2

BEDROOM THREE  
12'1 x 10'5

BEDROOM FOUR  
9'7 x 9'0

BATHROOM WC  
10'4 x 5'5

GARAGE  
16'6 x 9'5

FRONT GARDEN

REAR GARDEN

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\*\*\*PLEASE NOTE THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR\*\*\*Embleys are delighted to be instructed in the sale of this well extended, semi detached house built circa 1930 and perfectly located in the much sought after North Whitley Bay residential area. It displays a wealth of period features, has no upper chain and is ideal for a family.

With over 1702 square feet of accommodation set over two floors, this lovely property consists of a vestibule and light entrance hallway with stairs up to the first floor and doors to the spacious reception rooms, kitchen and downstairs WC. The front facing reception room has a feature fireplace and the well extended rear facing reception room also has a feature fireplace and French doors to the rear garden. The kitchen benefits from a range of units with contrasting worktops, integrated eye level double oven, gas hob, chimney hood and space for a fridge freezer, washing machine and tumble dryer. There is a downstairs WC with vanity wash basin. To the first floor there are four bedrooms, one with fitted wardrobes to one wall and a family bathroom with panelled bath, walk in shower, pedestal washbasin, bidet and low level WC. Externally the property benefits from a detached garage to the rear, a front garden with driveway parking and a substantial rear garden with lawn, patio and mature shrubs.

The generous size, potential 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.



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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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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