

FOR
SALE

8 MARINE GARDENS, WHITLEY BAY NE26 1EQ
£795,000



4 BEDROOM HOUSE - END TERRACE

- STUNNING FOUR BEDROOM END TERRACE HOUSE
- RECENTLY CONVERTED & REFURBISHED TO A HIGH SPECIFICATION THROUGHOUT
- SUBSTANTIAL RECEPTION ROOM
- SPACIOUS DINING KITCHEN
- BEAUTIFUL STYLISH FAMILY BATHROOM WC & DOWNSTAIRS WC
- TWO ELEGANT ENSUITES
- FRONT GARDEN WITH DRIVEWAY PARKING
- DELIGHTFUL LOW MAINTENANCE REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
39 x 18'8

DINING KITCHEN
27 x 17'10

DOWNSTAIRS WC

LANDING

BEDROOM ONE
20 x 18'9

ENSUITE

BEDROOM TWO
19'6 x 10

ENSUITE

BEDROOM THREE
14'9 x 10

BEDROOM FOUR
14'9 x 10

BATHROOM WC
9 x 7'8

FRONT GARDEN

REAR GARDEN

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Embleys are proud to be instructed in the sale of this unique, recently converted and refurbished, end terrace house. This superb conversion boasts bespoke, contemporary features whilst reflecting the building's history and heritage. Offered with no upper chain this stunning home is ideal for a range of buyers.

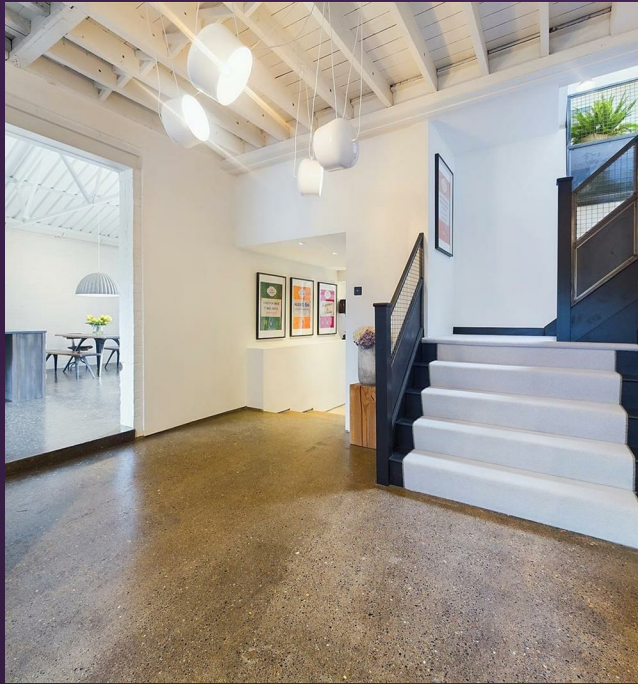
With over 2900 square foot of accommodation set over two floors, this property includes underfloor heating to all the ground floor rooms. There is a vestibule and spacious hallway with bespoke metal staircase to the first floor and a built in storage unit to one entire wall. The impressive, reception room has a contemporary log burner stove with concrete log store beneath, a wall featuring the original workshop doors and picture windows to the rear garden. The fabulous dining kitchen is industrial styled with bespoke Oak Units, Quartz worktops, integrated fridge freezer, dishwasher and bin storage. The Island includes two ovens, base units, a five ring hob and a breakfast bar. This fantastic space also includes another wood burning stove, a walk in larder area with space for an American style fridge freezer, space for a dining table and floor to ceiling windows with French doors to the rear garden. There is a utility room and a stylish downstairs WC with concrete washbasin and cabinet beneath.

To the first floor the principal bedroom features a false wall incorporating a walking wardrobe and a beautiful ensuite with walk in rainfall shower, washbasin with cabinet beneath, underfloor heating, built in speakers and integrated WC. There are three further stylish bedrooms and another ensuite with walk in rainfall shower, countertop washbasin, underfloor heating and integrated WC. The contemporary family bathroom benefits from a slipper bath, walk in rainfall shower, countertop washbasin, integrated WC, built in speakers and under floor heating.

Externally there is a storage area, front garden with driveway parking and a fantastic, porcelain tiled rear garden.

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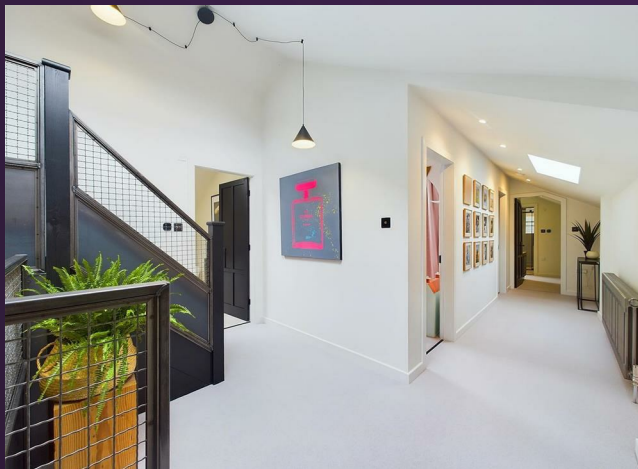
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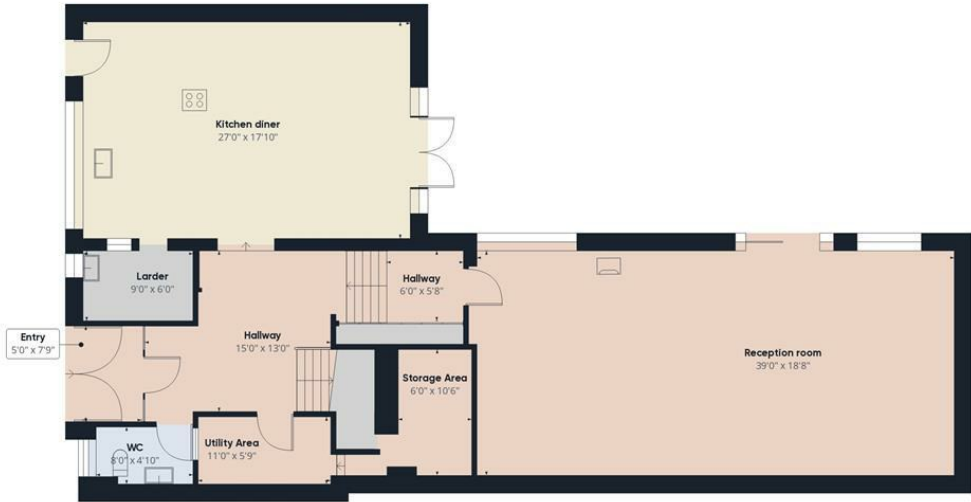
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Floor 0



Floor 1

Approximate total area⁽¹⁾
2940.38 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.

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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		79
(69-80) C	70	
(55-68) D		
(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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