

**FOR
SALE**

9 WESTMINSTER CLOSE, WHITLEY BAY NE26 2NY
£225,000



2 BEDROOM HOUSE - END TERRACE

- STUNNING TWO BEDROOM END TERRACE HOUSE
- OPEN PLAN LIVING
- SPACIOUS RECEPTION ROOM
- FABULOUS KITCHEN
- BEAUTIFUL BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC RATING D

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VESTIBULE

RECEPTION ROOM
16'4 x 12'7

KITCHEN
12'7 x 8'9

LANDING

BEDROOM
12'9 x 8'10

BEDROOM
12'8 x 7'7

BATHROOM WC
8'7 x 5'0

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning end terrace house, full of contemporary features, which is perfectly situated in a popular residential area and is ideal for a range of buyers.

With over 620 square feet of accommodation set over two floors this modern property consists of a vestibule open to the light reception room which has stairs up to the first floor and is open plan to the fabulous kitchen. The kitchen benefits from a range of bespoke shaker units with solid wood worktops, integrated appliances include washer dryer, dishwasher, fridge/freezer and there is space for a range cooker. To the first floor there are two stylish and spacious double bedrooms and a stunning family bathroom benefitting from a panelled bath with shower over, vanity wash basin and low level WC. Externally there is a front garden with driveway and a lovely, low maintenance rear garden.

The amazing condition, superb layout and fabulous location can only 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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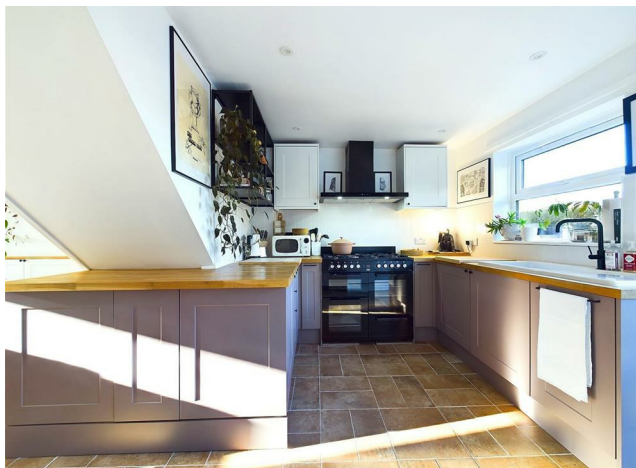
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SMOKE ALARMS

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		85
(69-80) C	65	
(55-68) D		
(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 CO2 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 CO2 emissions		

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