

FOR  
SALE

50 ST. MARYS AVENUE, WHITLEY BAY NE26 1TA  
£545,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOMS SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS & SUN ROOM
- KITCHEN, UTILITY AND DOWNSTAIRS WC
- BATHROOM AND SEPARATE WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- NO UPPER CHAIN & EPC RATING C
- \*\*\*UNREGISTERED PROPERTY\*\*\*

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#### VESTIBULE

ENTRANCE HALLWAY  
15'11 x 9'11

RECEPTION ROOM ONE  
14'11 x 11'11

RECEPTION ROOM TWO  
16'10 x 11'10

SUN ROOM  
13'1 x 7'7

KITCHEN  
12'7 x 8'10

UTILITY  
12'9 x 7'5

DOWNSTAIRS WC

BEDROOM ONE  
15'1 x 10'7

BEDROOM TWO  
13 x 11

BEDROOM THREE  
13'6 x 7'4

BEDROOM FOUR  
9'10 x 9

BATHROOM  
8'2 x 5'9

SEPARATE WC

GARAGE  
16'5 x 7'8

## 50 ST. MARYS AVENUE, WHITLEY BAY NE26 1TA

Embleys are delighted to be instructed in the sale of this well converted, semi detached house, built in the 1930s and located on one of the most sought after streets within a residential area. It displays a wealth of period features, has no upper chain and is ideal for a family.

With over 1600 square feet of accommodation set over two floors, this lovely property consists of a vestibule and grand entrance hallway with under stairs cupboard, panelling to delft rack, stairs up to the first floor and doors to the two reception rooms. Both spacious reception rooms have fireplaces and the rear facing room has a picture window providing beautiful views over the rear garden. There is a sun room with a door to the rear garden and the kitchen benefits from a range of units with contrasting worktops and space for a cooker and fridge. There is also a utility room with spaces for further appliances and a downstairs WC with wall mounted wash basin. To the first floor there are two spacious bedrooms with fitted wardrobes, one bedroom with a built in cupboard and a further good sized bedroom with dual aspect windows, wall mounted sink, fitted wardrobes and built in window seat. The bathroom benefits from a panelled bath with shower over, pedestal wash basin and built in storage cupboards to one wall. There is also a separate WC. Externally there is an attached garage, front garden with driveway parking and a substantial and secluded rear garden with lawn, ornamental pond, patio and mature planted borders.

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 best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links including the metro system.



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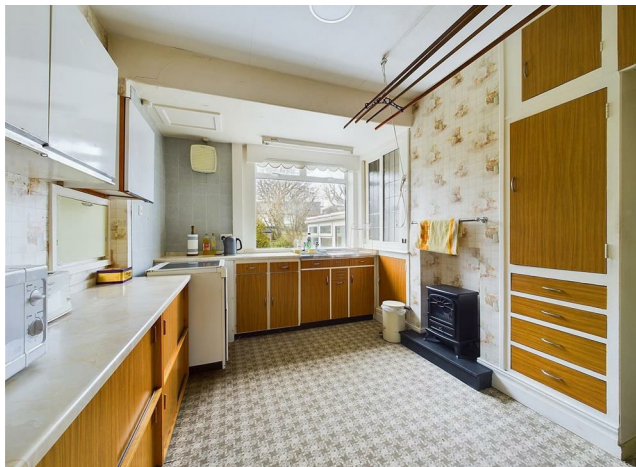


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50 ST. MARYS AVENUE  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>18</sup>  
1632.15 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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