

FOR
SALE

38 LISH AVENUE, WHITLEY BAY NE26 2EG
£380,000



4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE PROPERTY ON PEDESTRIANISED STREET
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- GOOD SIZED KITCHEN DINER
- CLASSIC BATHROOM WC
- FRONT TOWN GARDEN & PRIVATE REAR YARD
- DETACHED GARAGE
- EPC RATING E

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VESTIBULE

ENTRANCE HALLWAY
21'3" x 5'9"

RECEPTION ROOM ONE
13'4" x 13'2"

RECEPTION ROOM TWO
13'0" x 11'0"

KITCHEN DINER
21'5" x 10'2"

LANDING

BEDROOM
13'6" x 17'2"

BEDROOM
13'0" x 9'2"

BEDROOM
9'10" x 10'2"

BATHROOM WC
6'5" x 6'7"

LANDING

BEDROOM FOUR
16'9" x 10'11"

FRONT GARDEN

REAR GARDEN

GARAGE
18'2" x 9'2"

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This characterful mid terrace property is perfectly located on a pedestrianised street within a much sought after residential area. It boasts a wealth of period charm and is ideal for a family.

With over 1450 square foot of accommodation set over three floors this lovely property comprises of vestibule and entrance hallway with stairs to the first floor and doors to two reception rooms, both with a feature fireplace. From the second reception room there is access to the kitchen diner which comprises of a range of wall, base & drawer units with contrasting worktops, space for a range oven and door leading to the rear yard.

To the first floor there are three good sized bedrooms, one with fitted wardrobes and feature fireplace and a classic bathroom WC with panelled bath and shower over, pedestal washbasin and low level WC.

To the top floor there is a further spacious bedroom and a good sized storage cupboard.

Externally the property has a front town garden with lawn, private rear yard and detached garage.

The generous size, family feel 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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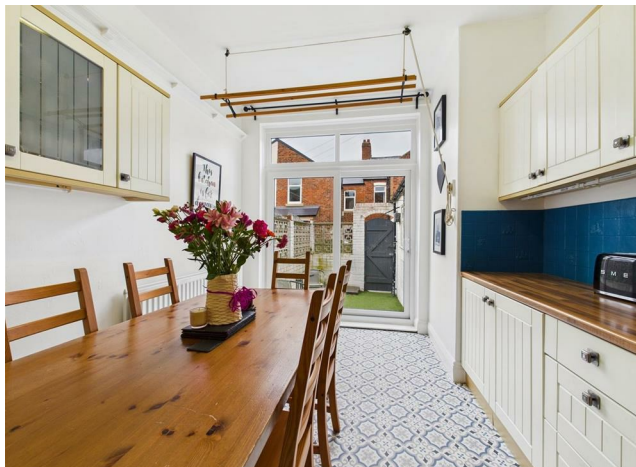
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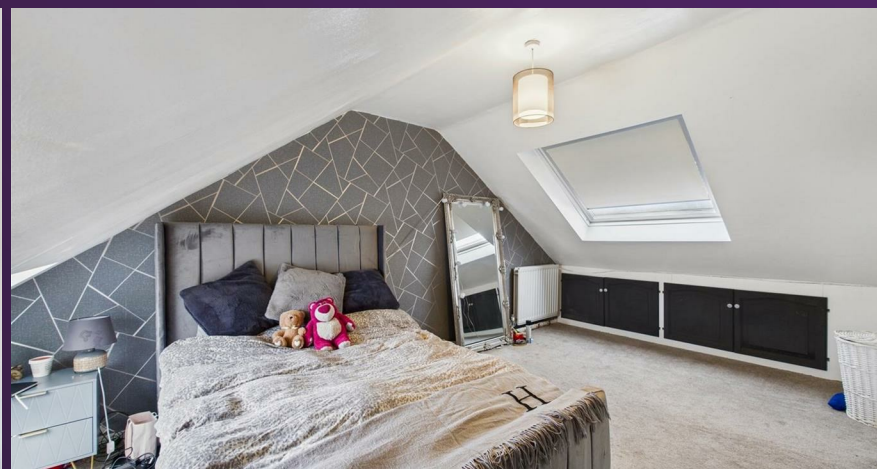
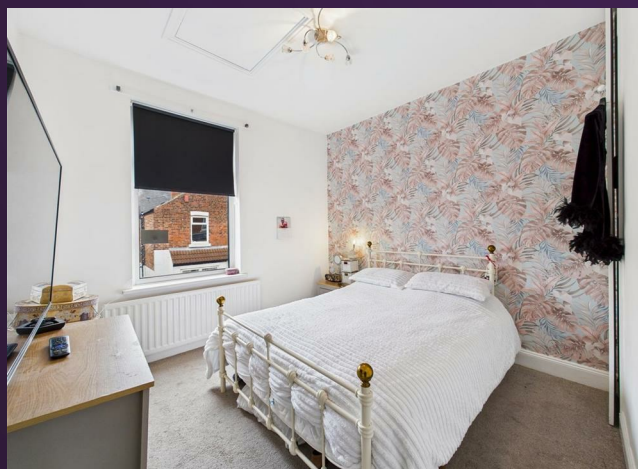
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SMOKE ALARMS

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 | | 74 |
| (69-80) C | | |
| (55-68) D | 50 | |
| (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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