

**FOR
SALE**

18 NEVIS CLOSE, WHITLEY BAY NE26 3HZ
£269,950



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE PATIO HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH LOUNGE
- CONTEMPORARY BREAKFASTING KITCHEN
- BEAUTIFUL FAMILY BATHROOM WC
- DETACHED GARAGE
- FRONT & REAR GARDENS
- EPC RATING D

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VESTIBULE

BREAKFASTING KITCHEN
13'5" x 14'10"

LOUNGE
16'3" x 10'5"

LANDING
6'3" x 11'6"

BEDROOM ONE
9'6" x 12'11"

BEDROOM TWO
9'7" x 11'0"

BEDROOM THREE
6'2" x 10'4"

BATHROOM WC
6'2" x 5'4"

GARAGE
8'10" x 17'2"

FRONT GARDEN

REAR GARDEN

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This beautiful mid terrace patio house is perfectly located in a highly sought after residential area in North Whitley Bay. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 620 square feet of accommodation set over two floors, this beautiful property consists of a vestibule leading to a fabulous, modern breakfasting kitchen benefitting from units with contrasting worktops and integrated appliances including single oven, gas hob, extractor hood, fridge freezer and dishwasher. The kitchen leads into a stylish lounge with patio doors to rear garden. To the first floor there are three bedrooms, two with fitted wardrobes, and a contemporary family bathroom benefitting from panelled bath with shower over, vanity wash basin and low level WC. Externally the property benefits from a detached garage, a low maintenance front garden and a lovely rear garden with raised decked area, patio and gated access to the rear lane.

The fabulous location, amazing condition and features of this property makes for an exciting opportunity which can only be truly 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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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