

FOR
SALE

71 DAVISON AVENUE, WHITLEY BAY NE26 3ST
£589,950



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- DINING KITCHEN
- BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN
- SOUTH FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
14'3 x 11'10

RECEPTION ROOM TWO
14'10 x 11'9

DINING KITCHEN
18'8 x 9'4

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'2 x 11'8

BEDROOM TWO
14'3 x 11'7

BEDROOM THREE
9'6 x 6'11

BEDROOM FOUR
9'4 x 7'1

BATHROOM WC
8'1 x 6'4

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached house was built circa 1924 and is perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 1190 square feet of accommodation set over two floors, this lovely property consists of a vestibule with door to the downstairs WC and door with period stained glass pane to the welcoming entrance hallway. There are returned stairs up to the first floor and doors to the reception rooms and dining kitchen. Both spacious reception rooms have period feature fireplaces with cast iron inserts and the rear reception room has a patio door leading to the rear garden. The fabulous dining kitchen easily accommodates a six seater dining table and benefits from a good range of units with wood worktops, space for a range cooker with chimney hood over and spaces for a fridge freezer, dishwasher, washing machine and tumble dryer. To the first floor there are four stylish, double bedrooms, two with period cast iron fireplaces, and a beautiful family bathroom benefitting from a slipper bath, walk in shower, washbasin with cabinet beneath and a low level WC. Externally there is a front garden with gated access to the side and rear of the property and a secluded, south facing rear garden with lawn, patio, mature shrubs and shed. The property also benefits from solar pannels.

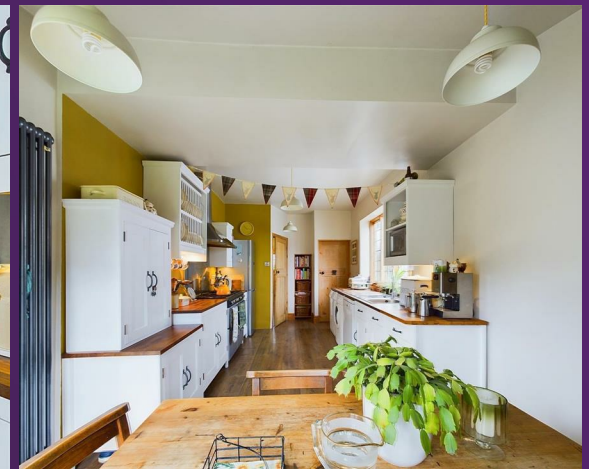
The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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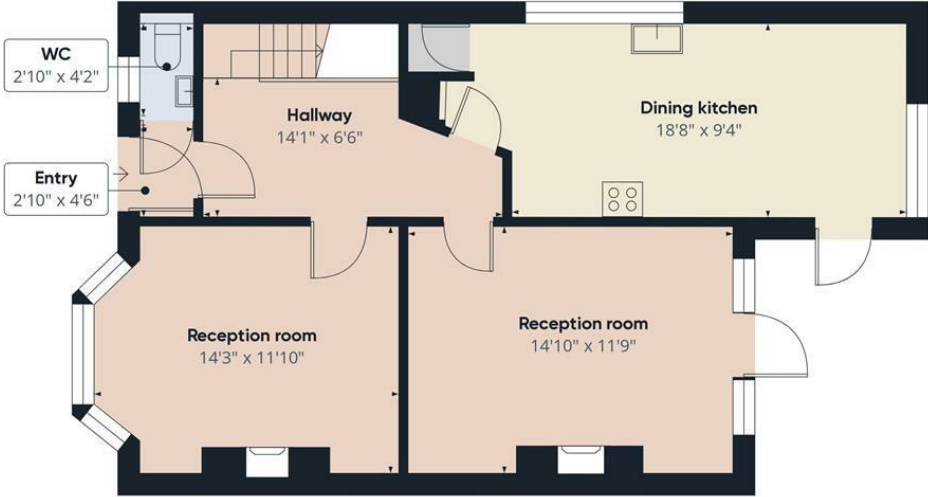
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1197.81 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.

Calculations are based on RICS IPMS 3C standard.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	80

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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