

FOR
SALE

7 ROTHLEY WAY, WHITLEY BAY NE26 3EW
£575,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED AND PRESENTED
- SPACIOUS RECEPTION ROOM
- OPEN PLAN DINING KITCHEN & ORANGERY
- UTILITY ROOM & DOWNSTAIRS WC
- GOOD SIZED FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
15'8 x 12'9

DINING KITCHEN
19'9 x 9'8

ORANGERY
11'11 x 11

UTILITY ROOM
11'8 x 8'10

DOWNSTAIRS WC

LANDING

BEDROOM ONE
12'9 x 10'9

BEDROOM TWO
13 x 9'5

BEDROOM THREE
8 x 7'11

BEDROOM FOUR
11'7 x 11

BEDROOM FIVE
11'10 x 9'11

BATHROOM WC
10 x 7'11

GARAGE
14'3 x 8'11

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and well extended, semi detached house built in the 1950s and 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 1600 square feet of accommodation set over two floors, this lovely property consists of a welcoming entrance hallway with built in cloaks cupboard, stairs to the first floor and doors to the reception room and dining kitchen. The elegant, front facing reception room has a feature fireplace and glazed double doors leading to the dining kitchen. The kitchen benefits from a range of units with contrasting worktops and a breakfast bar. Integrated appliances include an eye level double oven, induction hob, extractor hood and dishwasher. The kitchen is open plan to a lounge area with recess to chimney breast incorporating a multi fuel burner and also to the light and airy orangery with space for a dining table and access to the rear garden. The utility room has further units with worktops, space for a fridge freezer, washing machine and tumble dryer. There is also a downstairs WC. To the first floor there are five good sized bedrooms, two with fitted wardrobes and two others with built in storage. The spacious family bathroom benefits from a panelled bath with central taps and shower attachment, walk in shower, pedestal wash basin and low level WC. Externally there is an attached garage, a well maintained front garden with mature shrubs and driveway parking for up to two cars and a beautiful and substantial, south facing rear garden with lawn, mature shrubs and patio.

The superb layout, condition 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.

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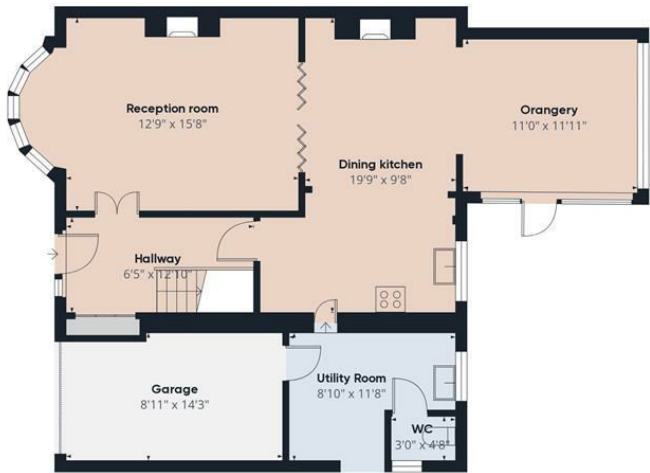
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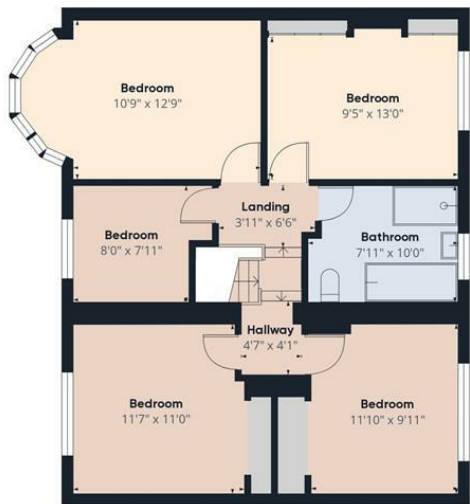
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Floor 0



Floor 1

Approximate total area¹⁾
1644.73 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 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) A		
(81-91) B		80
(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 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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