

FOR
SALE

25 BOURNEMOUTH GARDENS, WHITLEY BAY NE26 1QQ
£725,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER COASTAL LOCATION WITH STUNNING SEA VIEWS
- TWO RECEPTION ROOMS & CONSERVATORY
- KITCHEN DINER & UTILITY ROOM
- BATHROOM, SEPARATE WC
- SHOWER ROOM & DOWNSTAIRS SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
14'2 x 13'11

RECEPTION ROOM TWO
17'9 x 12'11

CONSERVATORY
15'5 x 9'2

KITCHEN DINER
23'3 x 8'2

UTILITY ROOM
7'6 x 6'5 & 8'3 x 2'11

DOWNSTAIRS SHOWER ROOM

BEDROOM ONE
14'7 x 12'5

BEDROOM TWO
14'5 x 11'10

BEDROOM THREE
9'3 x 8'8

BEDROOM FOUR
10'11 x 9'10

BATHROOM
8'7 x 6'3

SEPARATE WC

BEDROOM FIVE
19'9 x 13'3

SHOWER ROOM
7'9 x 5'2

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Embleys are delighted to be instructed in the sale of this beautiful, well converted and extended house built in the 1920's and perfectly located in a highly sought after coastal area. It boasts an array of modern features with period charm, boasts stunning sea views, including Spanish City, and is ideal for a family.

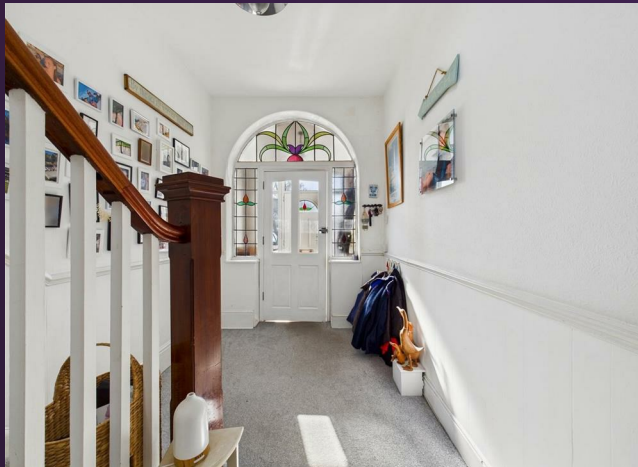
With over 2100 square feet of accommodation set over three floors, this grand property consists of a vestibule with period stained glass door to the welcoming entrance hallway with stairs to the first floor and doors to the reception rooms and kitchen diner. Both spacious reception rooms have period fireplaces, there is a conservatory and a downstairs shower room with wash basin, walk in shower and WC. The kitchen diner easily accommodates a six seater dining table and benefits from a range of units with contrasting worktops, space for a range oven with chimney hood, space for dishwasher and integrated fridge freezer. The utility room has units with space for further appliances and doors to the front and rear of the property. To the first floor landing there is a period stained glass window and doors to four bedrooms, two with period fireplaces and two with beautiful sea views. There is a bathroom with bath, walk in shower and pedestal washbasin and a separate WC with vanity washbasin. The top floor has a stunning and spacious fifth bedroom with a floor to ceiling feature dormer window providing further fantastic sea views, a walk in wardrobe and a contemporary shower room with walk in rainfall shower, vanity wash basin and WC. Externally there is a front garden with driveway parking and laid to lawn rear garden with decked patio and mature planted borders.

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.

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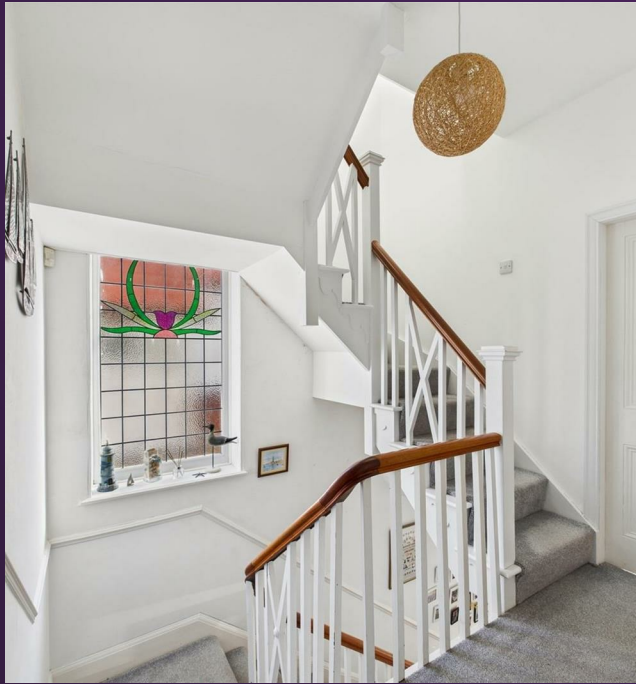
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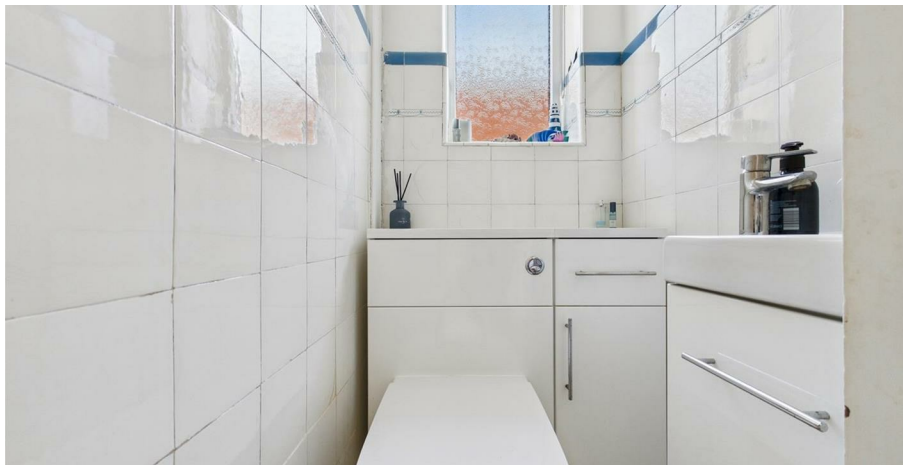
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SMOKE ALARMS

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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