

FOR  
SALE

55 HOLYWELL AVENUE, WHITLEY BAY NE26 3AQ  
£900,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- IMMACULATELY PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- RECEPTION ROOM, LOUNGE DINER & CONSERVATORY
- KITCHEN DINER & UTILITY ROOM
- BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE  
ENTRANCE HALLWAY  
RECEPTION ROOM  
16'9 x 14'10  
LOUNGE DINER  
25'9 x 13'11  
CONSERVATORY  
13'7 x 11'7  
KITCHEN DINER  
16'4 x 13'3

UTILITY ROOM  
10'7 x 10'3  
DOWNSTAIRS WC  
LANDING  
BEDROOM ONE  
15'7 x 12'9  
ENSUITE  
BEDROOM TWO  
13'11 x 13'11

BEDROOM THREE  
12'6 x 10'4  
BEDROOM FOUR  
9'3 x 7'9  
BATHROOM WC  
13'6 x 6'11  
GARAGE  
16'10 x 11'1  
FRONT GARDEN  
REAR GARDEN

## 55 HOLYWELL AVENUE, WHITLEY BAY NE26 3AQ

Embleys are delighted to be instructed in the sale of this immaculately presented, semi detached house built in the 1920's and perfectly located on one of the most sought after streets in North Whitley Bay area. It boasts a wealth of contemporary features with period charm and is ideal for a family.

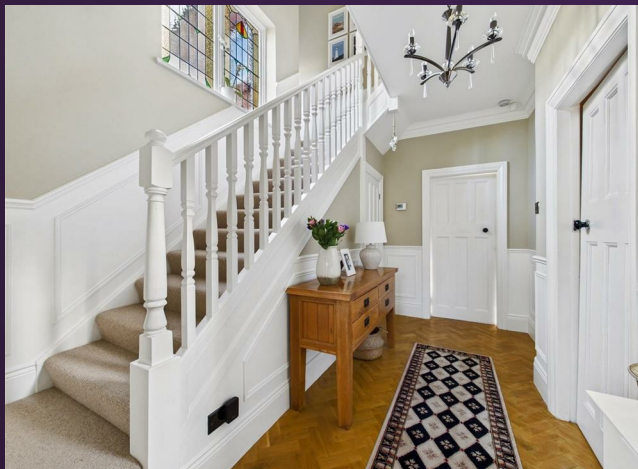
With over 2100 square feet of accommodation set over two floors, this superb property consists of a vestibule with period stained glass door leading to the spacious entrance hallway, with doors to the downstairs WC and reception rooms. There is a grand reception room to the front with period marble fireplace and a beautiful, stylish lounge diner with space for a dining table, feature fireplace, open to the kitchen and patio door to the generously sized conservatory. The fabulous kitchen diner is stylish and contemporary and benefits from a fantastic range of units with granite worktops and plinth lighting. Integrated appliances include eye level oven, microwave, dishwasher and fridge. There is an Island with feature lighting, an Induction hob, wine cooler, extractor and a breakfast bar. The utility room has units and space for appliances. To the first floor there is a beautiful period stained glass window to the landing and doors to four bedrooms. The principal bedroom has bespoke fitted wardrobes to two walls and an ensuite with walk in shower, vanity washbasin and WC. The two elegant rear facing bedrooms have elevated views over Churchill playing fields, one with a period cast iron fireplace. The beautiful, good sized family bathroom is complete with a roll top bath, double walk in rainfall shower, vanity washbasin and WC. Externally there is an attached garage, a front garden with driveway parking and a west facing, landscaped rear garden with raised patio and gated access to Churchill playing fields.

The amazing condition and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.



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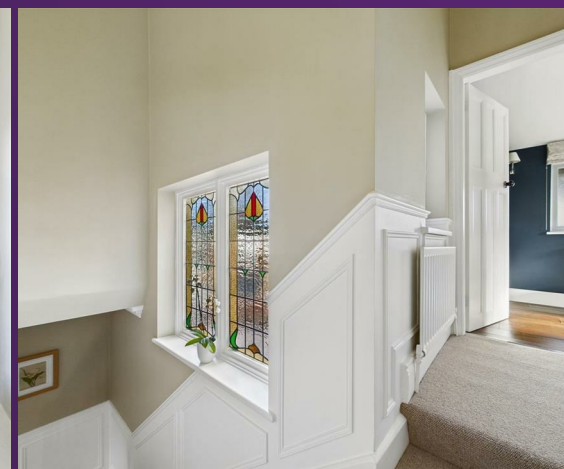


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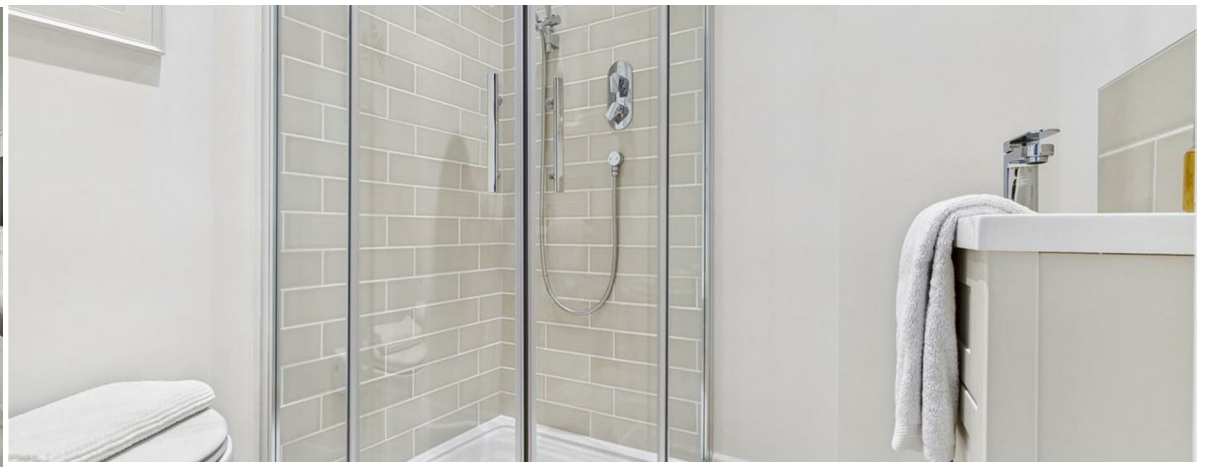


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2136.53 ft<sup>2</sup>  
Reduced headroom  
3.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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.

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	81

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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