

FOR
SALE

38 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SJ
£195,000



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LIGHT & SPACIOUS LOUNGE
- CONTEMPORARY BREAKFASTING KITCHEN
- MODERN BATHROOM WC
- FRONT TOWN GARDEN
- REAR PATIO YARD
- EPC RATING C
- NO UPPER CHAIN

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COMMUNAL ENTRANCE

ENTRANCE HALLWAY
14'2" x 3'1"

BEDROOM
11'5" x 9'1"

BATHROOM WC
5'0" x 8'5"

BEDROOM
11'0" x 8'9"

KITCHEN
16'2" x 6'2"

LOUNGE
12'0" x 11'7"

FRONT TOWN GARDEN

REAR PATIO YARD

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This beautiful and immaculately presented, ground floor flat is perfectly located within a much sought after residential area. It boasts a wealth of contemporary features, has been renovated to a high standard throughout and is ideal for a range of buyers. With over 587 square foot of accommodation this stunning property comprises of communal entrance hallway with a door to the spacious entrance hallway and doors to two bedrooms, bathroom, breakfasting kitchen and lounge. The beautiful lounge incorporates a media wall with wall mounted TV and feature integral glass fronted electric fire and there are patio doors providing an abundance of natural light and access to the rear patio yard. The fabulous contemporary kitchen has an impressive range of units with contrasting worktops. Integrated appliances include single oven, induction hob with extractor, fridge freezer, dishwasher and microwave. There is also a washing machine and dryer and bifold doors that lead to a decked patio yard. There are two stylish bedrooms, both with built in wardrobes and a beautiful family bathroom benefitting from a 'P' shaped bath with shower over, vanity washbasin with gloss cupboards beneath and a low level WC. Externally the property has a front town garden with mature shrubs and a secluded decked rear yard with raised flower beds and gate access to the rear lane.

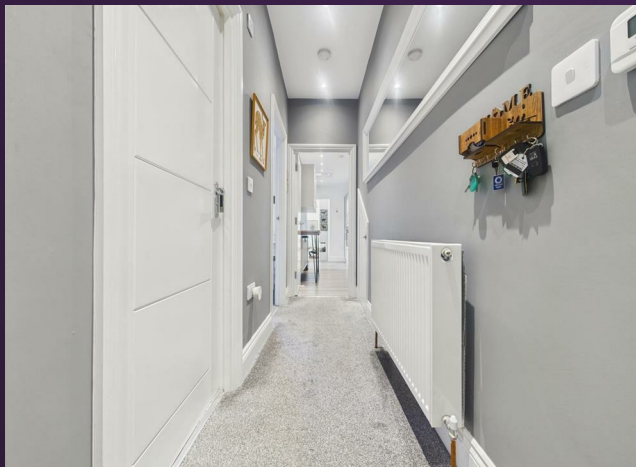
The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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.

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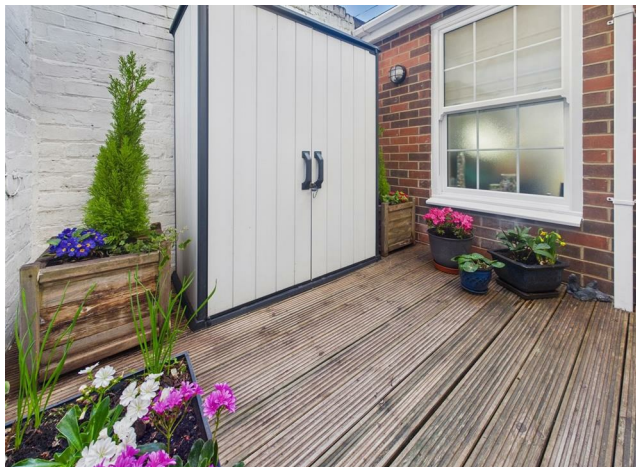
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SMOKE ALARMS

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.

[VIEW PROPERTY](#)

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		
(69-80) C	74	74
(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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