

FOR  
SALE

50 HOLYWELL AVENUE, WHITLEY BAY NE26 3AD  
£999,950



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS DINING KITCHEN & FAMILY ROOM
- CONSERVATORY USED AS AN OFFICE
- BATHROOM WC, TWO ENSUITES & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- LANDSCAPED REAR GARDEN WITH SUMMERHOUSE
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
16'6 x 14

RECEPTION ROOM TWO  
16'5 x 14'5

KITCHEN DINER & FAMILY ROOM  
16'8 x 11'11 & 18'2 x 11'9

DINING AREA  
15'2 x 8'11

PANTRY  
7'6 x 4'8

DOWNSTAIRS WC  
7'8 x 7'4

BEDROOM ONE  
18'3 x 11'11

ENSUITE  
10'9 x 5'11

BEDROOM TWO  
17'1 x 14'9

BEDROOM THREE  
15'11 x 10'11

BATHROOM WC  
10'9 x 9'6

CONSERVATORY  
13'7 x 10'5

BEDROOM FOUR  
17'10 x 17'5

ENSUITE  
13'9 x 7'1

## 50 HOLYWELL AVENUE, WHITLEY BAY NE26 3AD

Embleys are delighted to be instructed in the sale of this stunning and characterful, semi detached house, which is perfectly located on one of the most sought after streets within North Whitley Bay. It boasts an abundance of contemporary features with period charm and is ideal for a family.

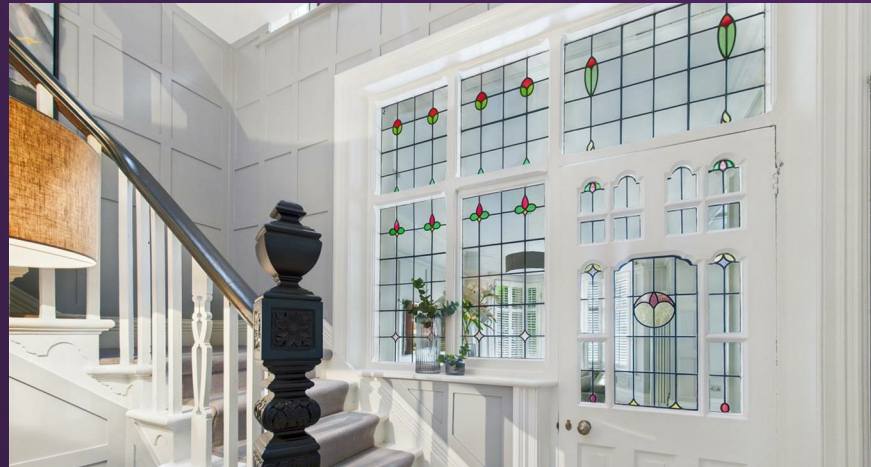
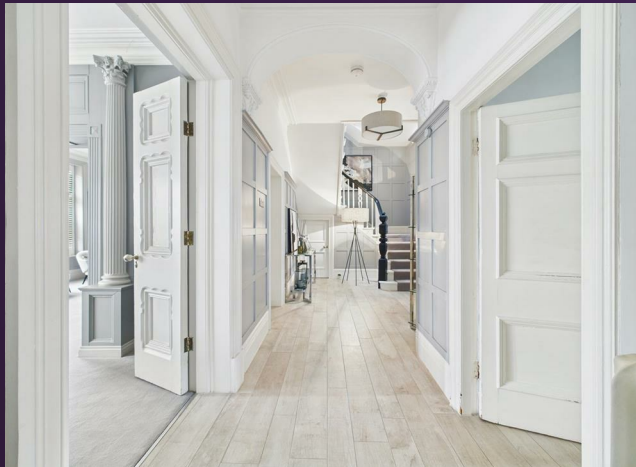
With over 2800 square feet of accommodation set over three floors, this purpose built four bedroom property consists of a vestibule with doors to a downstairs WC and stunning period stained glass windows and door to the grand entrance hallway. There stairs up to the first floor and doors to the reception rooms, dining kitchen and pantry. The reception rooms are elegant and spacious with a panelled archway and media wall. The fabulous and contemporary, dining kitchen and family room offers ample spaces for seating and dining with a recessed feature log style fire and full length Bi-folding doors leading to the rear garden and providing an abundance of natural light. The kitchen benefits from an impressive range of units with stone worktops and space for a range oven with extractor hood. The island includes a dishwasher, fridge, base units, integrated bin storage and a breakfast bar. To the first floor there are three stylish and spacious bedrooms, one with fitted wardrobes and an ensuite with walk in rainfall shower, countertop washbasin and WC. There is also a light and airy conservatory currently used as an office and a beautiful bathroom benefitting from a roll top bath, walk in rainfall shower, washbasin and WC. The fourth spacious bedroom is located on the top floor and is open to a ensuite with slipper bath, washbasin and WC. Externally there is an attached garage, an impressive paved front garden with driveway parking and a landscaped rear garden with lawn, planted borders, patio and summerhouse with power.

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.



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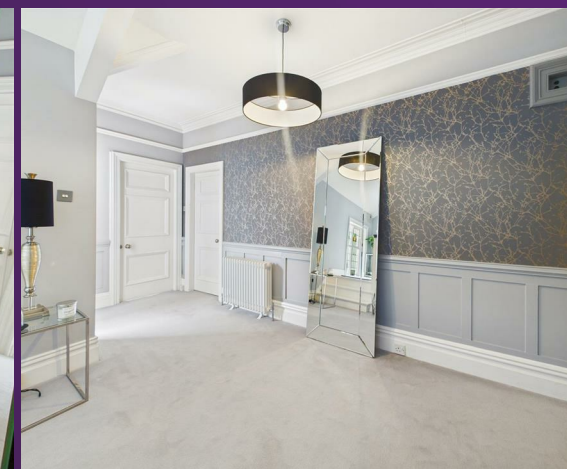
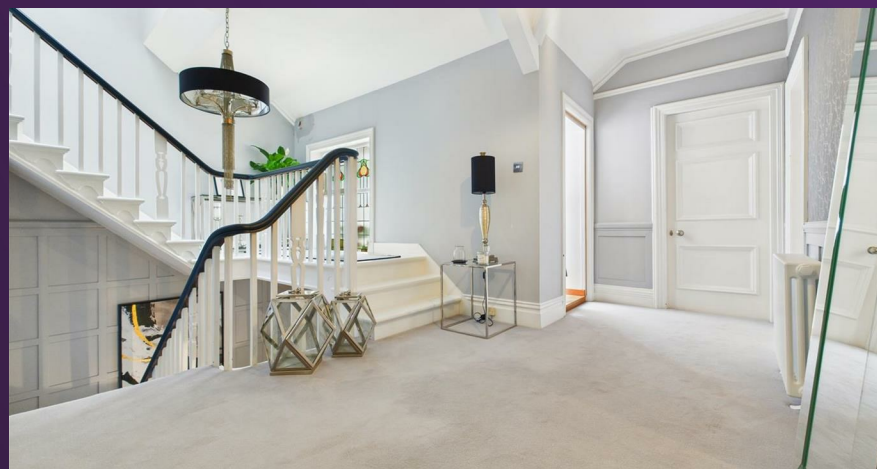


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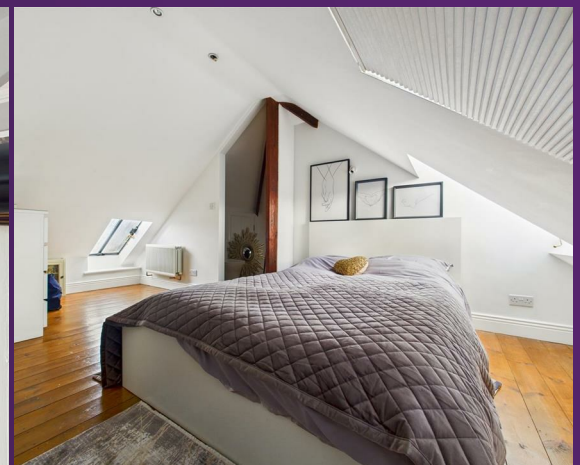
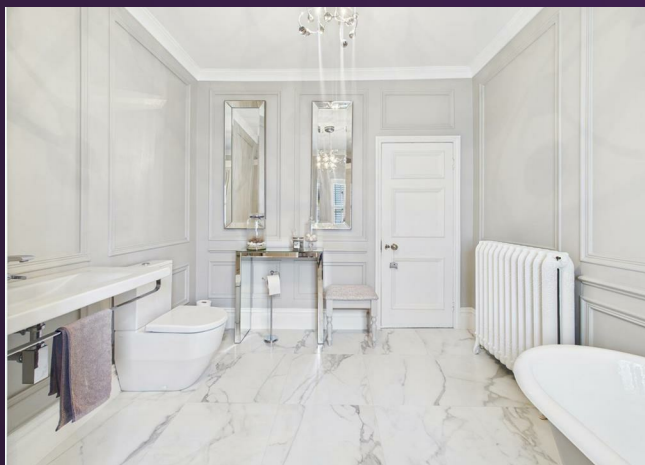


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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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