

FOR
SALE

13 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA
£425,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- FABULOUS KITCHEN DINER
- UTILITY ROOM
- BEAUTIFUL BATHROOM WC
- FRONT DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
13'9" x 4'3"

LOUNGE
16'8" x 11'10"

KITCHEN DINER
13'9" x 19'4" + 7'5" x 8'4"

UTILITY ROOM
7'0" x 6'5"

LANDING

BEDROOM
14'0" x 8'8"

BEDROOM
13'11" x 8'11"

BEDROOM
10'1" x 8'4"

BATHROOM WC
11'4" x 8'2"

FRONT DRIVEWAY

REAR GARDEN

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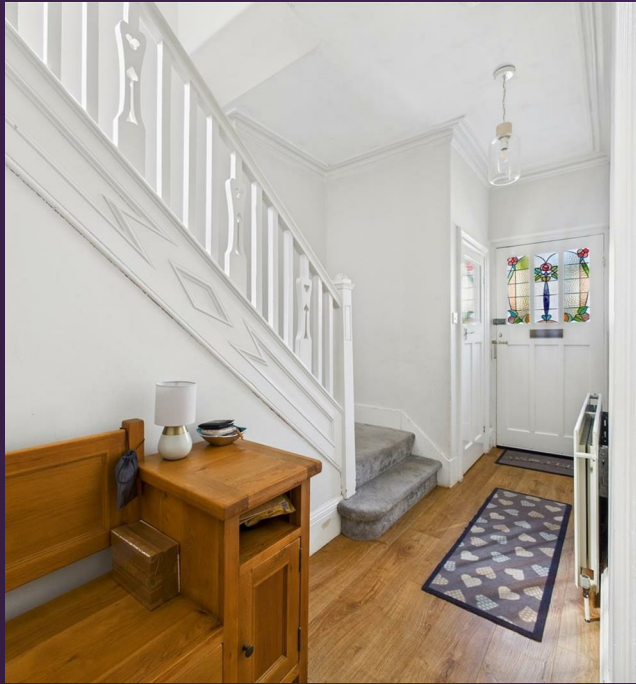
Embleys are delighted to be instructed in the sale of this beautiful, semi detached house which is perfectly located in a much sought after residential location. It boasts a wealth of contemporary features with period charm, and is ideal for a range of buyers.

With over 1100 square foot of accommodation set over two floors, this lovely home consists of an entrance hallway with doors to the spacious lounge, contemporary kitchen diner and stairs up to the first floor. The fabulous kitchen diner benefits from a range of units with marble worktops as well as a kitchen island with further storage and sink. There is space for a range cooker, integrated dishwasher and doors to the utility room with space for a washing machine and tumble dryer. To the first floor there are three bedrooms, two with fitted wardrobes and a beautiful family bathroom benefitting from a panelled bath with shower over, a double vanity wash basin and low level WC. Externally, there is driveway parking to the front and a south facing rear garden with a lawn and a patio area. The 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. 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. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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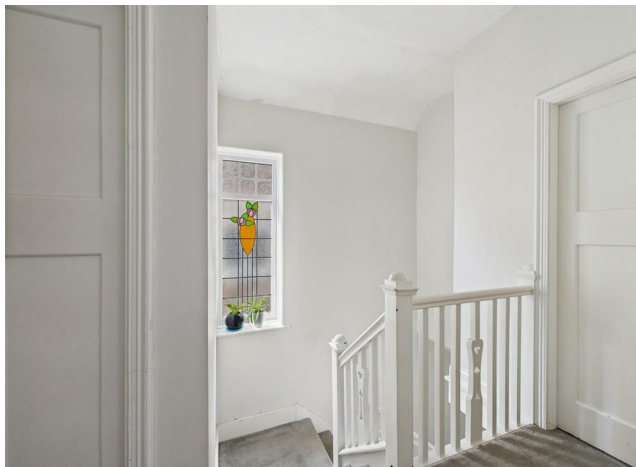
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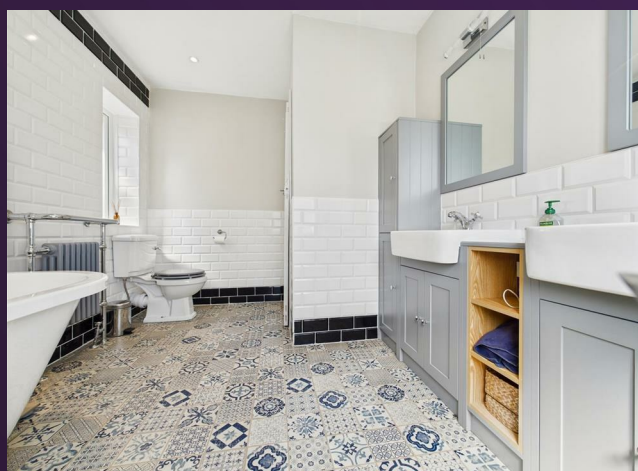
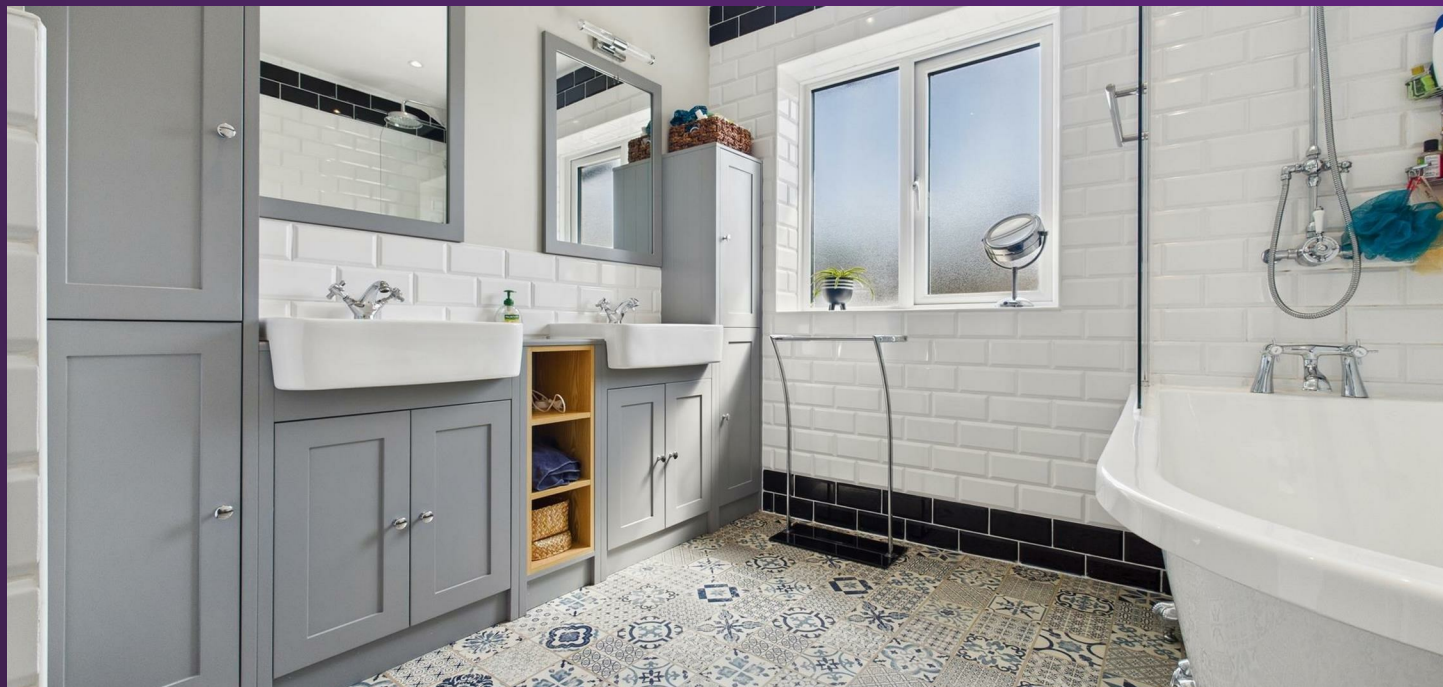
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1168 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 are based on RICS IPMS 3C standard.

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		83
(69-80) C		
(55-68) D	60	
(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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