

FOR
SALE

12 HERTFORD CLOSE, WHITLEY BAY NE25 9XH
£535,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS & STUDY
- KITCHEN DINER & UTILITY AREA
- FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY
18'3" x 5'4"

RECEPTION ROOM ONE
15'1" x 11'9"

RECEPTION ROOM TWO
12' x 11'4"

STUDY
8'10 x 5'8"

BREAKFASTING KITCHEN
11'11 x 10'4"

UTILITY AREA
14'9 x 5'6"

LANDING

BEDROOM ONE
13'8 x 11'9"

BEDROOM TWO
10'9 x 11'6"

BEDROOM THREE
11'8 x 8'2"

BEDROOM FOUR
10'7 x 7'

BATHROOM WC
8' x 7'10"

GARAGE
14'1 x 13'2"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, detached house which is perfectly located within a cul de sac in a highly sought after residential area. It boasts a wealth of contemporary features, including stylish painted wood panelling throughout and is ideal for a family.

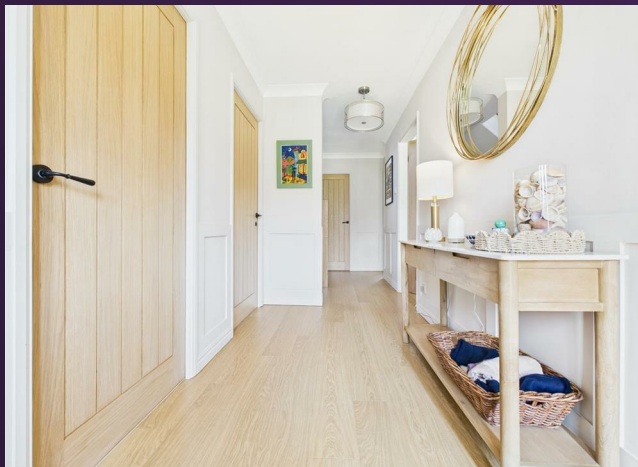
With over 1500 square feet of accommodation set over two floors, this delightful property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the reception rooms, study, kitchen diner and downstairs WC. Both reception rooms are elegant, the study is overlooking the front of the property and the fabulous kitchen diner has an impressive range of units, a breakfast bar with contrasting worktops and integrated appliances including an eye level double oven, gas hob, contemporary extractor hood and a dishwasher. The utility area has further units and spaces for a washing machine and American style fridge freezer. There is also a downstairs WC with integrated WC and pedestal wash basin. To the first floor there are four stylish bedrooms, one with fitted wardrobes and a beautiful family bathroom benefitting from a free standing, double ended bath with floor mounted filler tap, walk in rainfall shower, vanity wash basin and low level WC. Externally there is an attached garage, a well maintained front garden with lawn, mature shrubs and driveway parking and a secluded and substantial rear garden with lawn, decked patio, mature planted beds and gated access to the front of the property.

The amazing condition, size 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.

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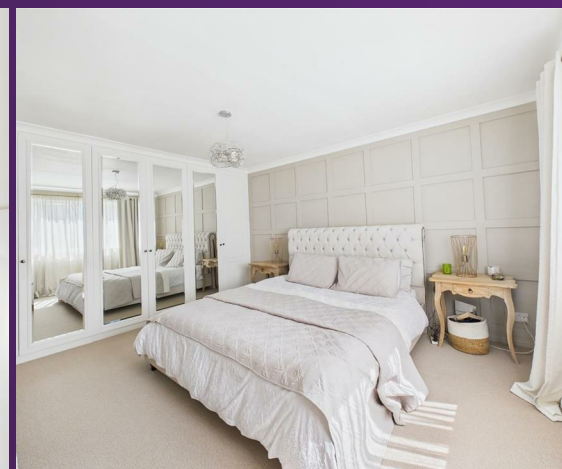
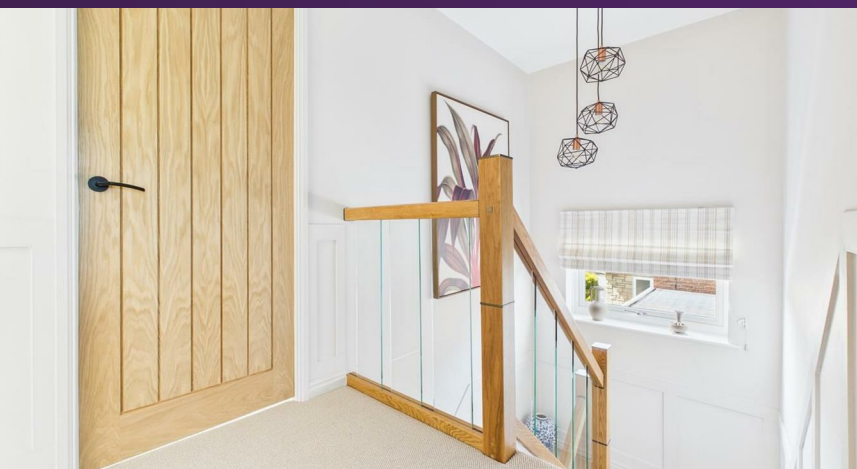
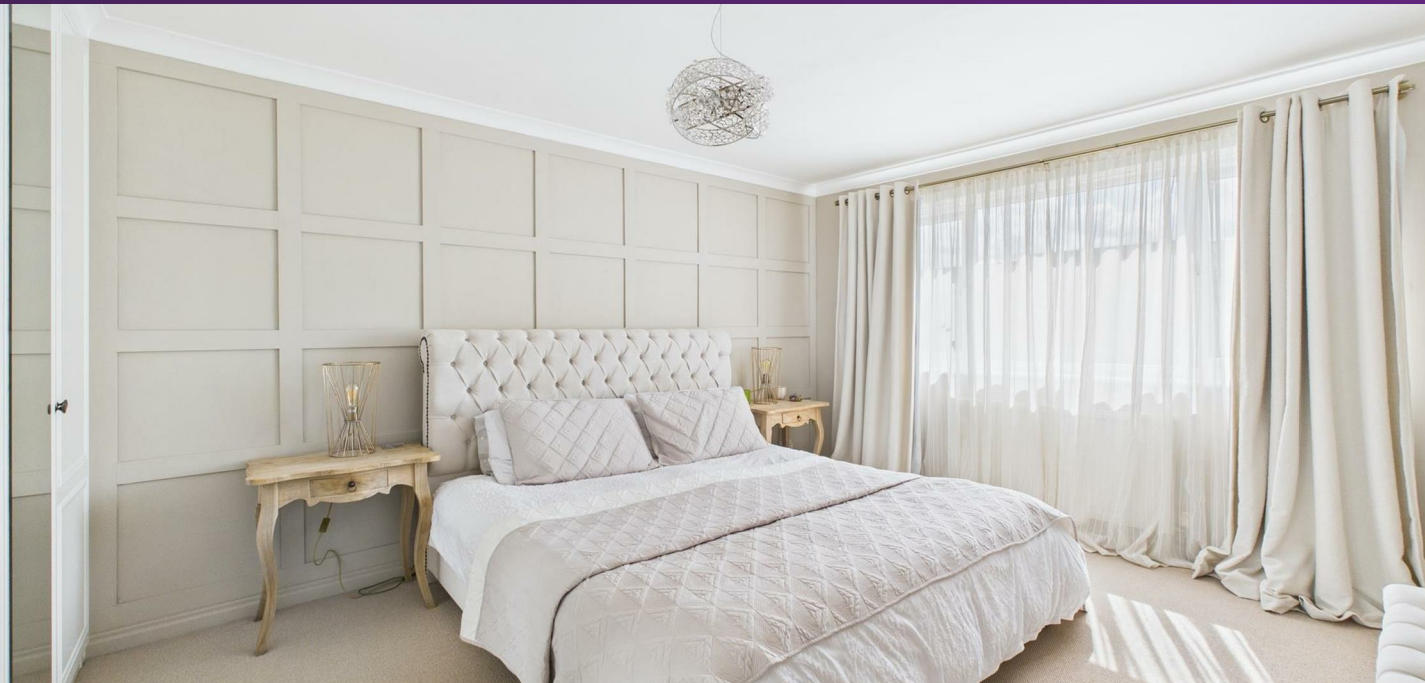
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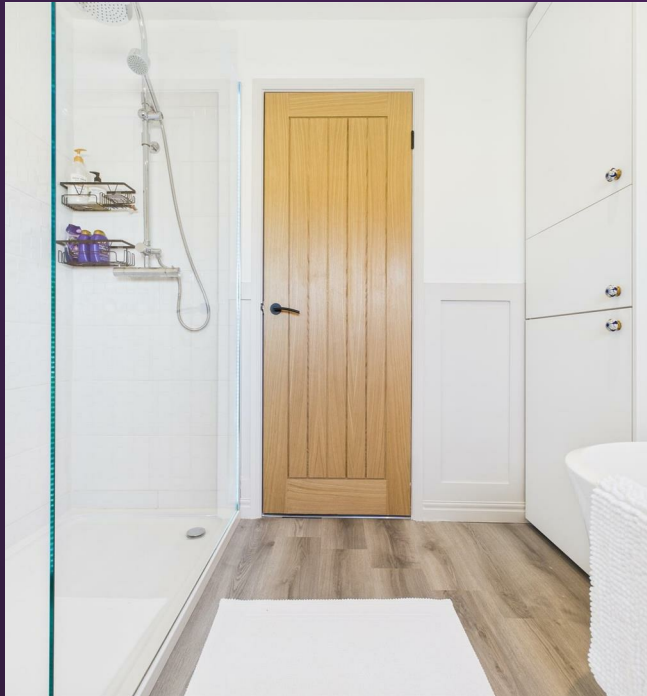
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SMOKE ALARMS

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		82
(69-80) C	72	
(55-68) D		
(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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