

FOR  
SALE

8 RICHMOND TERRACE, WHITLEY BAY NE26 1SG  
OFFERS OVER £425,000



3 BEDROOM HOUSE - TERRACED

- THREE DOUBLE BEDROOM MID TERRACE HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- FABULOUS KITCHEN DINER & FAMILY ROOM
- STYLISH FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING PENDING

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM  
13 x 12'6

KITCHEN DINER & FAMILY ROOM  
16'6 x 12'2 & 8'9 x 8'4

LANDING

BEDROOM ONE  
13'1 x 12'9

BEDROOM TWO  
13 x 12'6

BEDROOM THREE  
10'1 x 7'11

BATHROOM WC  
10'2 x 8'5

FRONT GARDEN

REAR GARDEN

## 8 RICHMOND TERRACE, WHITLEY BAY NE26 1SG

This stunning and characterful, mid terrace house is perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 1100 square feet of accommodation set over two floors, this beautiful property consists of a light and welcoming entrance hallway with doors to the reception room and kitchen diner, and stairs up to the first floor. The stylish and elegant reception room includes a painted period fireplace with over mantle and log burner. The fabulous open plan and contemporary kitchen diner and family room easily accommodates a six seater dining table and benefits from a good range of wood worktops with contrasting worktops and recess space for a range oven with solid oak beam above. There is also an Island incorporating storage and worktop. To the first floor there are three light and spacious double bedrooms, two with painted feature fireplaces, and a good sized, contemporary family bathroom with roll top slipper bath, walk in rainfall shower, pedestal wash basin and low level WC. Externally there is a well maintained front garden with driveway parking and passageway access to the rear of the property, and a beautiful rear garden with stone paved patio, gravelled section, planted beds and mature shrubs.

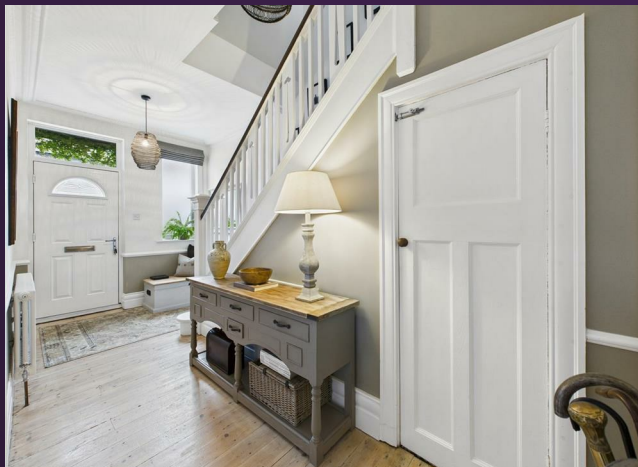
The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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 links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.



8 RICHMOND TERRACE  
WHITLEY BAY  
NE26 1SG

EMBLEYS  
ESTATE  
AGENTS

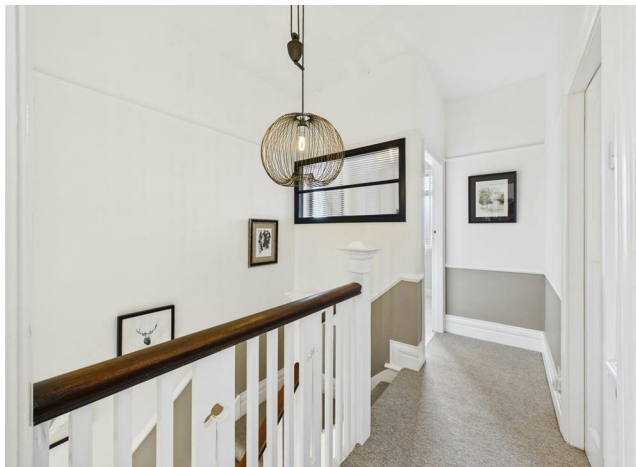


0191 252 2810 - EMBLEYS.CO.UK



8 RICHMOND TERRACE  
WHITLEY BAY  
NE26 1SG

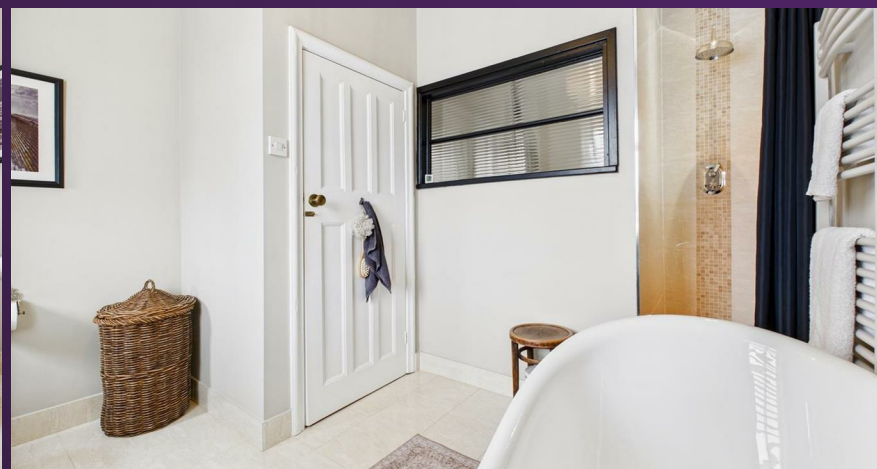
EMBLEYS  
ESTATE  
AGENTS





8 RICHMOND TERRACE  
WHITLEY BAY  
NE26 1SG

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

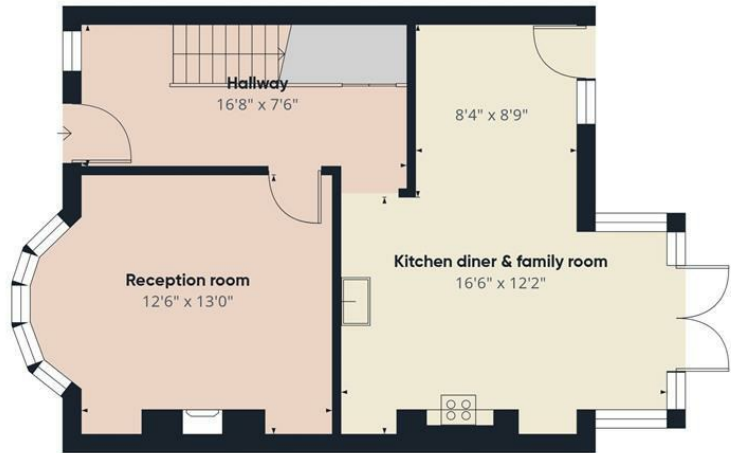


8 RICHMOND TERRACE  
WHITLEY BAY  
NE26 1SG

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - [EMBLEYS.CO.UK](http://EMBLEYS.CO.UK)



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1118 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

8 RICHMOND TERRACE  
WHITLEY BAY  
NE26 1SG

#### 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](#)



EMBLEYS  
ESTATE  
AGENTS

YOU'LL BE SOLD ON EMBLEYS

#### 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.

EMBLEYS  
ESTATE  
AGENTS

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK