

FOR
SALE

3 SWINBOURNE GARDENS, WHITLEY BAY NE26 3AZ
£675,000



4 BEDROOM HOUSE - SEMI-DETACHED

- EDWARDIAN FOUR BEDROOM DOUBLE FRONTED SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION IN NORTH WHITLEY BAY
- FULL OF CHARACTER & PERIOD CHARM
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS KITCHEN DINER AND UTILITY ROOM
- BEAUTIFUL BATHROOM WC & DOWNSTAIRS SHOWER ROOM WC
- FRONT GARDEN
- BEAUTIFUL SOUTH FACING REAR GARDEN
- EPC RATING D

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VESTIBULE
3'1" x 4'11"

ENTRANCE HALLWAY
19'3" x 4'11"

RECEPTION ROOM
15'1" x 14'10"

RECEPTION ROOM
15'0" x 13'7"

KITCHEN DINER
13'10" x 22'0"

UTILITY ROOM
9'7" x 8'9"

SHOWER ROOM
7'11" x 3'3"

LANDING

BEDROOM
15'5" x 12'5"

BEDROOM
15'1" x 13'0"

BEDROOM
14'0" x 14'2"

BEDROOM
10'8" x 8'0"

BATHROOM WC
7'0" x 9'7"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning double fronted, semi detached house built in the Edwardian era and is perfectly located in the highly sought after North Whitley Bay residential area. It boasts a wealth of bespoke, contemporary features with period charm and is ideal for a family.

With over 1830 square foot of accommodation set over two floors this fantastic home comprises of a vestibule and spacious entrance hallway with stairs up to the first floor and doors to two reception rooms and dining kitchen. There are two grand and spacious reception rooms with beautiful period ceilings and one with a log burning fire. The dining kitchen easily accommodates a dining table and benefits from units with Quartz worktops and integrated appliances including an eye level double oven, five ring gas hob, dishwasher, fridge freezer and a boiling tap with doors to the rear garden. There is a utility area with further units, space for appliances and access to the downstairs shower room with walk in shower, vanity wash basin, low level WC and under floor heating.

To the first floor there are four good sized bedrooms, a family bathroom with roll top bath, walk in shower and vanity wash basin and a separate WC. Externally there is a front garden with driveway parking and a landscaped rear South facing garden with lawn, planted borders and raised patio.

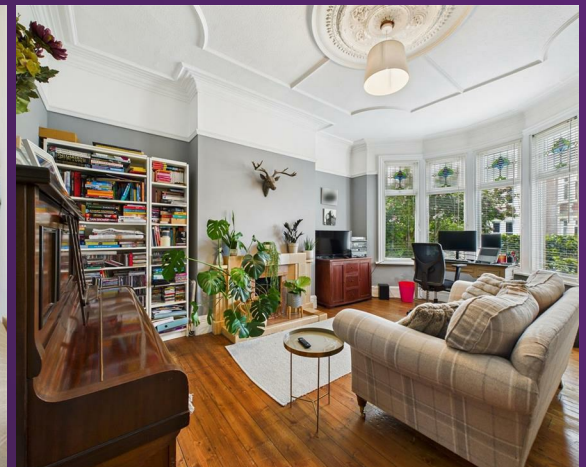
The generous size, family feel and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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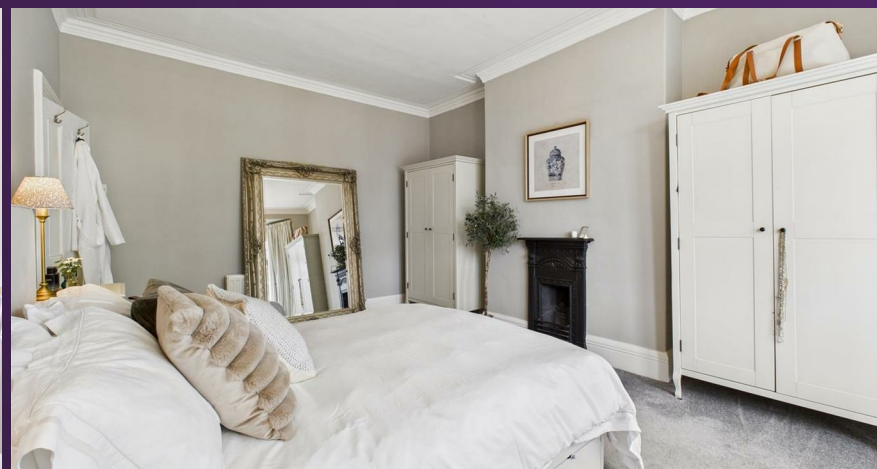
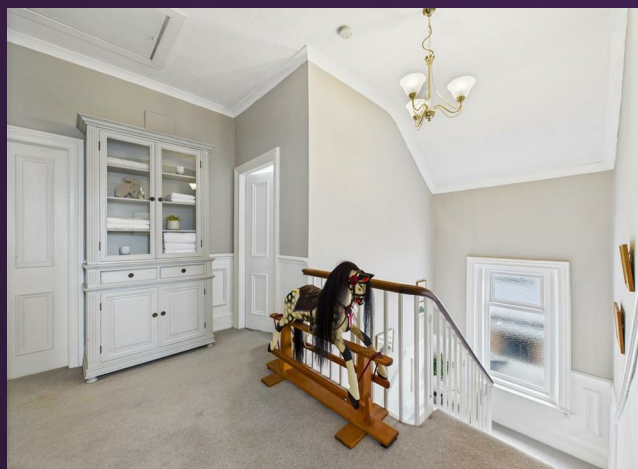
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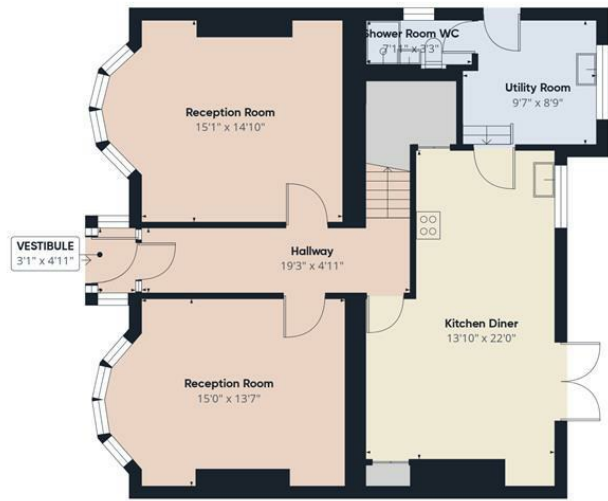
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1835 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.

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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



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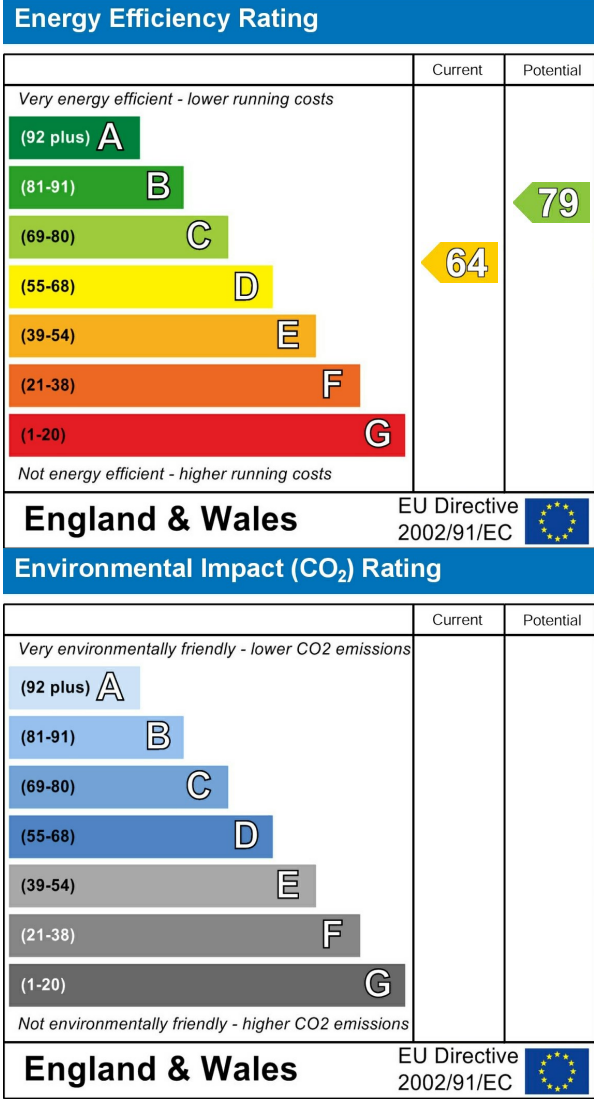
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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