

FOR  
SALE

35 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA  
£670,000



4 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- FINISHED TO A HIGH SPECIFICATION THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS & SUN ROOM
- FABULOUS OPEN PLAN DINING KITCHEN & UTILITY ROOM
- STYLISH FAMILY BATHROOM, ENSUITE & DOWNSTAIRS WC
- LOW MAINTENANCE FRONT GARDEN
- BEAUTIFUL LANDSCAPED REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY  
16'9 x 3'8

RECEPTION ROOM  
16'1 x 14'1

RECEPTION ROOM TWO  
14'2 x 12'1

SUN ROOM  
10'10 x 10'3

DINING KITCHEN  
22'3 x 8'11

DOWNSTAIRS WC  
5'7 x 2'7

FIRST FLOOR LANDING  
10'11 x 2'9

BEDROOM ONE  
13'8 x 11'1

BEDROOM TWO  
13'11 x 11'0

BEDROOM THREE  
8'1 x 7'11

BATHROOM WC  
10'10 x 7'11

SECOND FLOOR LANDING

BEDROOM FOUR  
15'2 x 11'10

ENSUITE  
6'6 x 5'11

FRONT GARDEN

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Embleys are delighted to be instructed in the sale of this superb, semi detached house which is perfectly located in a much sought after residential location. It is immaculately presented and finished to a high specification, boasting a wealth of contemporary features with period charm, making it ideal for a family.

With over 1646 square foot of accommodation set over three floors, this stunning home consists of a vestibule and characterful entrance hallway with doors to all rooms and stairs up to the first floor. There are two spacious reception rooms, the front facing with a fireplace with open fire and the rear with log burning fire open to sun room with glazed roof and floor to ceiling windows and door to the rear garden providing an abundance of natural light. The fabulous kitchen diner benefits from under floor heating throughout and a fantastic range of units with wood worktops as well as a built in bespoke seating area. There is space for a range cooker, extractor hood, integrated fridge/ freezer and dishwasher. The utility room has base units with space for a washing machine and tumble dryer with access to the front and rear gardens. The downstairs WC is complete with with low level WC and vanity wash basin. To the first floor there are three bedrooms two with recess built in wardrobes and one with a period fireplace. There is a beautiful stylish family bathroom benefitting from a free standing roll top bath, walk in rainfall shower, a vanity wash basin and low level WC. To the top floor there is the stunning principal bedroom with bespoke fitted wardrobes, drawers, shelves and dressing unit. There is a good sized ensuite with walk in shower, pedestal washbasin and a low level WC. Externally there is a landscaped front garden, a beautiful rear garden with lawn, patio, raised decking and mature plants. 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.



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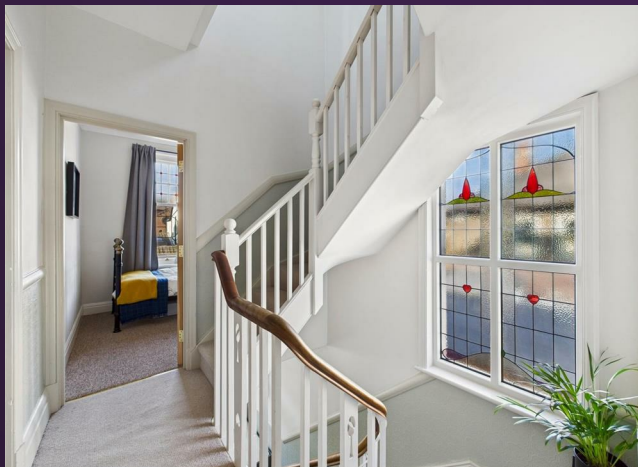
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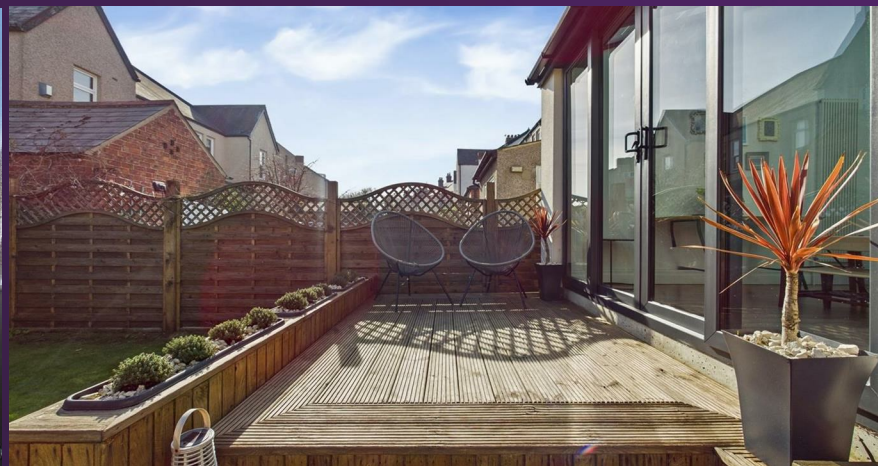
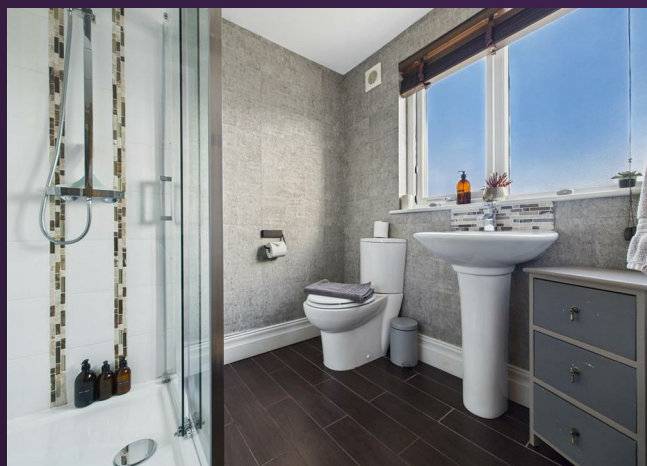
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#### SMOKE ALARMS

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) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         | <b>80</b> |
| (69-80) <b>C</b>   | <b>71</b>               |           |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   |                         |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not energy efficient - higher running costs</i>         |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (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>   |                         |           |
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