

FOR
SALE

17 CROMER GARDENS, WHITLEY BAY NE26 1QE
£689,950



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED & FANTASTIC LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN
- BATHROOM WC, SHOWER ROOM WC & DOWNSTAIRS WC
- SMALL GARAGE FOR STORAGE
- LANDSCAPED FRONT GARDEN
- SOUTH FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
18'4 x 11'6

RECEPTION ROOM TWO
14'11 x 13'11

DINING KITCHEN
32'2 x 9

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15'2 x 10'7

BEDROOM TWO
14'6 x 10'9

BEDROOM THREE
11'9 x 9'3

SHOWER ROOM
11'6 x 5'8

BATHROOM
9'2 x 8'7

BEDROOM FOUR
17'1 x 12'6

BEDROOM FIVE
17'4 x 11'10

SMALL GARAGE
13'6 x 5'10

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and immaculately presented, semi detached house built in the 1920's and perfectly located in a cul de sac within a sought after coastal setting. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 2000 square feet of accommodation set over three floors, this characterful home consists of a vestibule with stunning stained glass windows and door leading to the entrance hallway. With stairs up to the first floor and doors to the reception rooms, dining kitchen and downstairs WC. The reception rooms both have period decorative ceilings and feature period fireplaces with marble surround, the front reception with a bay window providing sea views and the rear with patio doors to the rear garden. The fabulous dining kitchen easily accommodates a family dining table as well as a lounge area with patio doors to the garden. There are a good range of units with Quartz worktops, integrated microwave and dishwasher, space for a range oven with chimney hood over and spaces for an American style fridge freezer, washing machine and dryer. To the first floor there are three good sized bedrooms, all with elevated sea views, one with fitted wardrobes and dressing table, and one with a period cast iron fireplace. There is a beautiful bathroom benefitting from panelled bath with rainfall shower, wash basin with cabinet beneath and integrated WC, and a shower room with walk in rainfall shower, larger style vanity wash basin and low level WC. To the top floor there are two further bedrooms, one with elevated sea views and the other with a period cast iron fireplace. Externally there is a small garage for storage, a landscaped front garden and a substantial, South facing rear garden with lawn and a good variety of plants.

The exceptional features, superb layout and fabulous location of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

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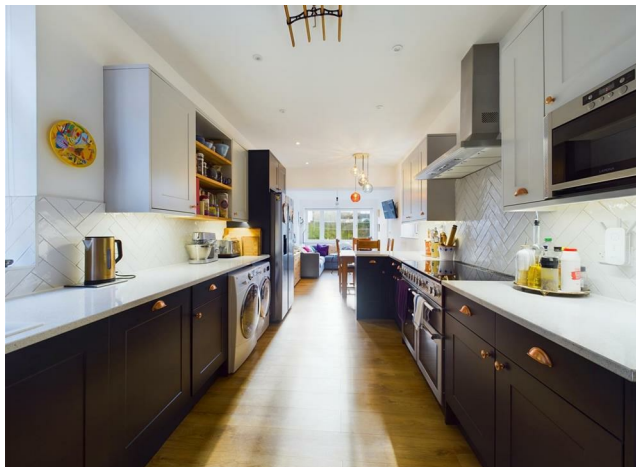
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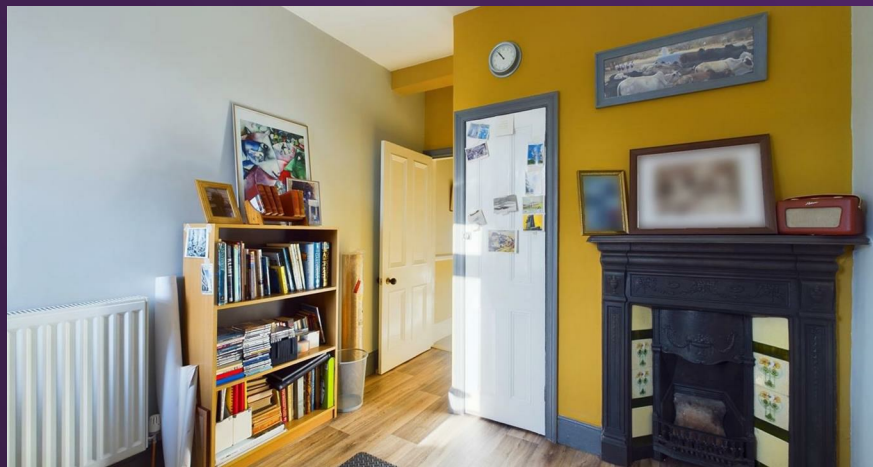
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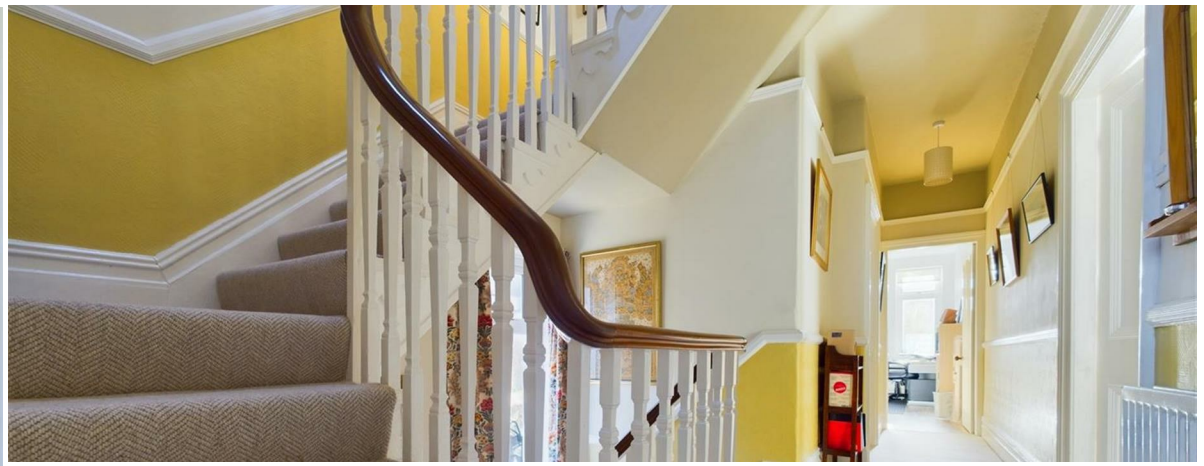
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SMOKE ALARMS

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		
(69-80) C		78
(55-68) D	61	
(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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