

FOR
SALE

25 THE RIDINGS, WHITLEY BAY NE25 9XZ
£545,000



3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM EXTENDED DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- WELL EXTENDED & PRESENTED
- SPACIOUS LOUNGE & CONSERVATORY
- EXTENDED KITCHEN DINER
- STYLISH BATHROOM & SHOWER ROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO TWO CARS
- SOUTH WEST FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE
ENTRANCE HALLWAY
LOUNGE
17'2 x 16'6
KITCHEN DINER
11'11 x 9 & 8'6 x 7'9
BEDROOM ONE
21'5 x 8'5

BEDROOM TWO
16'8 x 7'8
ENSUITE
7'5 x 2'10
BEDROOM THREE
11'9 x 8'2
CONSERVATORY
10'11 x 8

BATHROOM WC
9'9 x 5'7
GARAGE
31'3 x 11
FRONT GARDEN
REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful, well extended, detached bungalow, built in the 1990's and perfectly located in a quiet cul de sac within a highly desirable residential location. It boasts a wealth of contemporary features, has no upper chain and is ideal for a range of buyers.

With over 1400 square feet of accommodation on offer, this fantastic property consists of a vestibule and entrance hallway with a built in cloaks cupboard and doors to the lounge, bedrooms and bathroom. The light and spacious lounge is dual aspect with a feature stone fireplace and door to the kitchen diner. The extended open plan kitchen diner easily accommodates a dining table and benefits from a good range of units with worktops and integrated appliances including double oven, induction hob, dishwasher and fridge freezer. There is a conservatory which is accessed from one of the bedrooms, featuring newly installed temperature control and a wall mounted electric heater. There are three bedrooms, the spacious main bedroom is extended with an open plan dressing area with fitted wardrobes and drawers. The second bedroom is dual aspect with built in wardrobes and a door to the contemporary ensuite which includes a walk in rainfall shower, vanity wash basin and low level WC. The stylish main bathroom benefits from a bath, vanity wash basin and integrated WC. Externally there is an attached garage, which has been extended to include a utility area with units and space for appliances, a well maintained front garden with driveway parking for up to two cars and a south west facing rear garden with decking, patio and planted borders.

The generous size, superb layout 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 providing the very best modern amenities such as a mix of boutique shops, excellent schools and exceptional transport links

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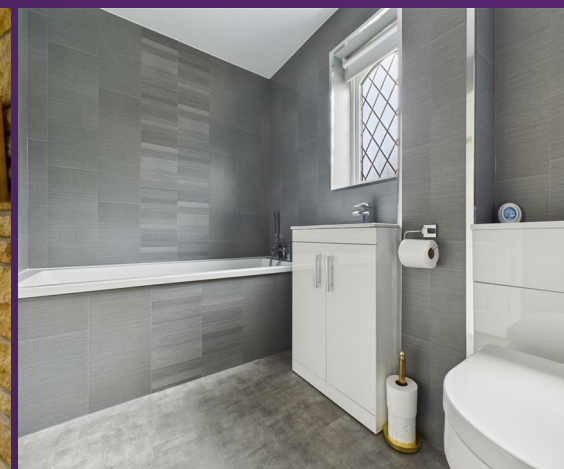
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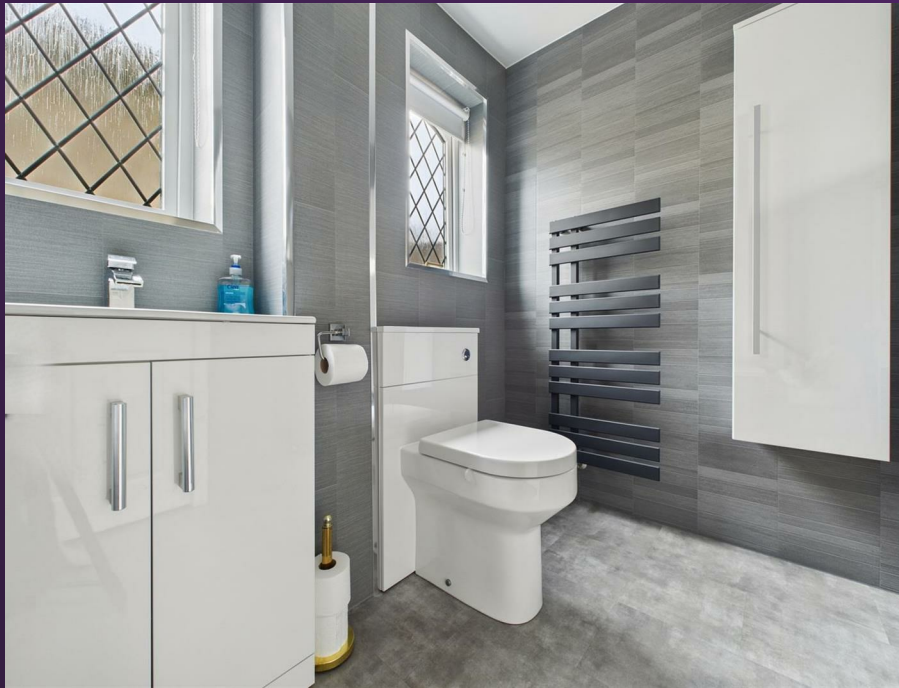
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SMOKE ALARMS

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.

[VIEW PROPERTY](#)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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