

FOR  
SALE

14 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA  
£450,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN DINER
- SHOWER ROOM, SEPARATE WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
17'2 x 12'10

RECEPTION ROOM TWO  
13'1 x 11'9

KITCHEN DINER  
17'10 x 10'2

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
14'3 x 12

BEDROOM TWO  
13'1 x 11'3

BEDROOM THREE  
11'10 x 7'1

BEDROOM FOUR  
10 x 7'3

SHOWER ROOM  
7 x 5'7

SEPARATE WC

FRONT GARDEN

REAR GARDEN

## 14 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA

This characterful, semi detached house is perfectly located in a highly sought after residential area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

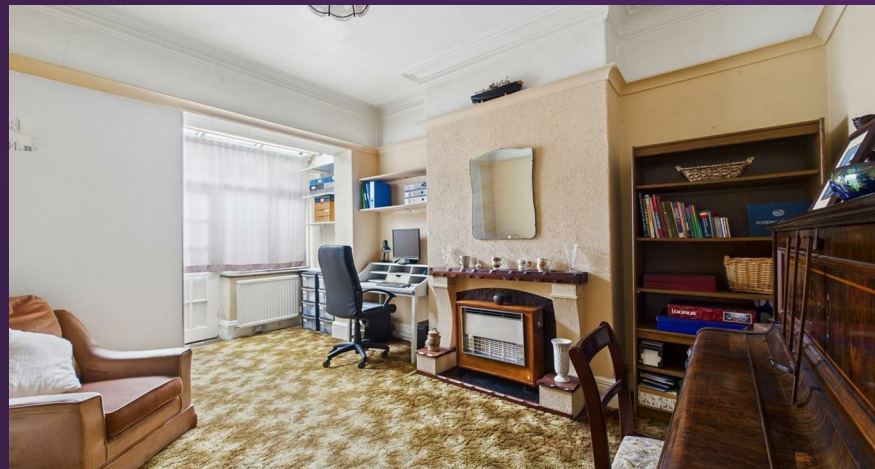
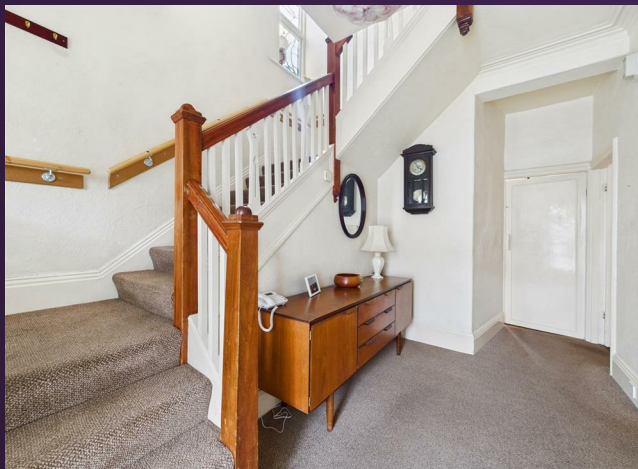
With over 1200 square feet of accommodation set over two floors, this lovely property consists of a vestibule and spacious entrance hallway with period stained glass window, stairs up to the first floor and doors to the reception rooms and kitchen diner. The fitted kitchen easily accommodates a dining table and benefits from a range of units with contrasting worktops and spaces for a cooker, fridge freezer and washing machine. There is also a built in larger style pantry. The downstairs WC was purpose built for the owner and is located in the second reception room. To the first floor there are four bedrooms, one with fitted wardrobes, a shower room with walk in shower and pedestal washbasin and a separate WC. Externally there is a low maintenance front garden with driveway parking and a laid to lawn rear garden with mature planted borders and out house.

The fabulous location and huge potential 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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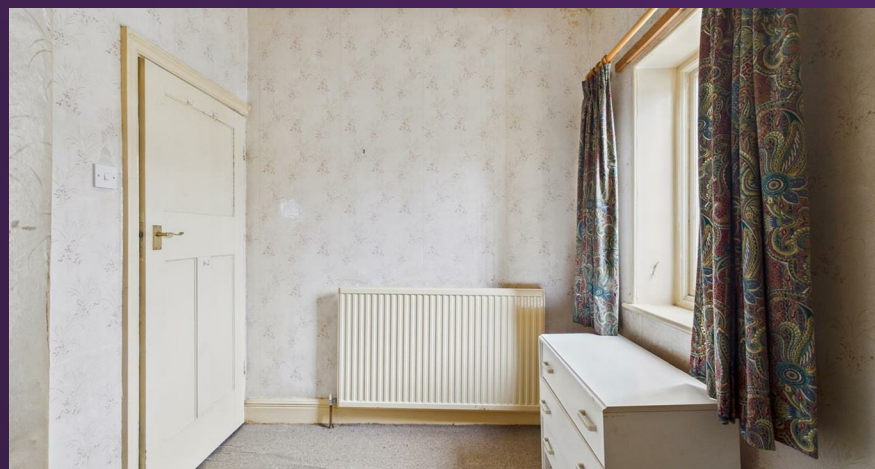
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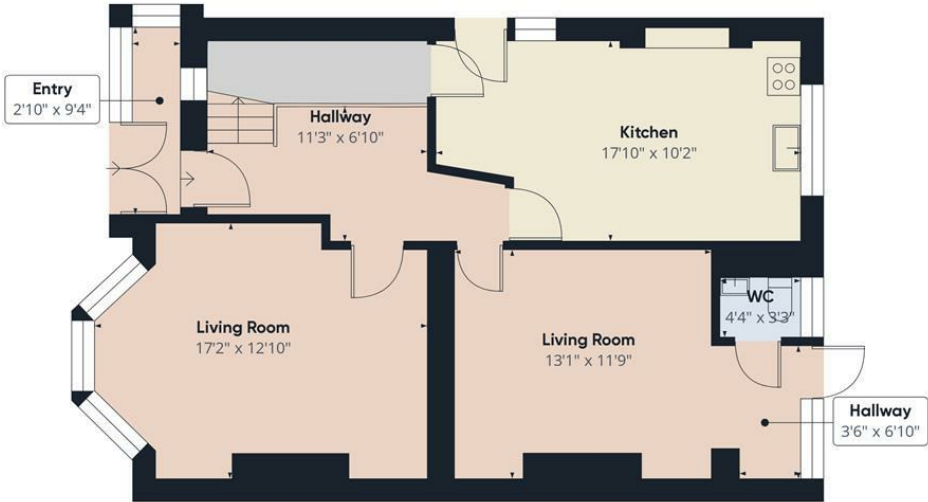
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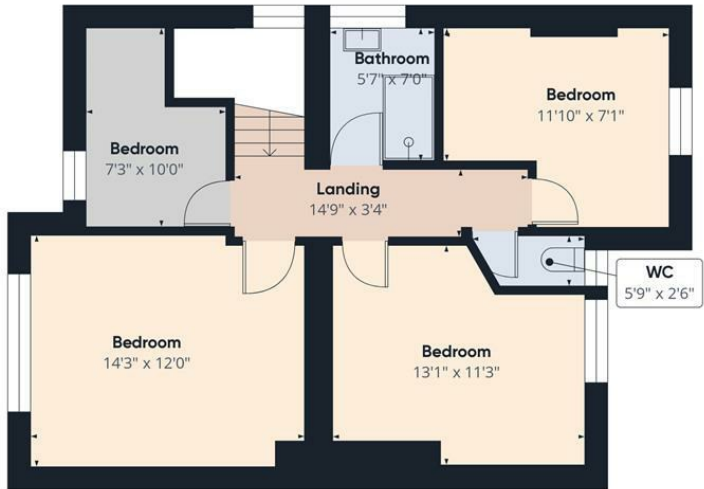
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1280.16 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 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.

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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
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		
	69	80

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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