

FOR  
SALE

5 ST. DAVIDS WAY, WHITLEY BAY NE26 1HZ  
£495,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LIGHT & AIRY RECEPTION ROOM
- OPEN PLAN KITCHEN DINER/FAMILY ROOM
- UTILITY ROOM
- BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- STUNNING REAR GARDEN
- GARAGE
- EPC RATING PENDING

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#### VESTIBULE

ENTRANCE HALLWAY  
11'7" x 6'6"

RECEPTION ROOM  
12'7" x 13'3"

KITCHEN DINER/ FAMILY ROOM  
10'5" x 20'4" + 10'3" x 8'9"

UTILITY ROOM  
13'2" x 7'8"

DOWNSTAIRS WC  
3'6" x 3'11"

#### LANDING

BEDROOM  
14'5" x 11'0"

BEDROOM  
9'2" x 11'6"

BEDROOM  
8'4" x 9'0"

BEDROOM  
18'0" x 8'0"

ENSUITE  
4'6" x 7'7"

BATHROOM WC  
5'5" x 8'4"

FRONT GARDEN

REAR GARDEN

GARAGE  
11'2" x 8'1"

## 5 ST. DAVIDS WAY, WHITLEY BAY NE26 1HZ

This beautifully presented, semi detached house is perfectly located in a highly sought after residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 760 square feet of accommodation set over two floors, this beautiful property consists of a vestibule and entrance hallway, stairs up to the first floor and doors to the light and airy reception room and dining kitchen. The contemporary, open plan, dining kitchen has space for a six seater dining table and benefits from a range of units with solid wood worktops, space for a range oven and chimney hood. There is also a lovely family room with doors giving access to the rear garden. The utility room has further units and doors to the downstairs WC, rear garden and garage. To the first floor there are four bedrooms, two of which have fitted wardrobes and one with a beautiful ensuite with walk in rainfall shower, vanity wash basin and low level WC. The modern family bathroom benefits from a panelled bath with shower over, double vanity wash basin and low level WC. Externally there is a front garden with driveway parking, an attached garage and a stunning west facing rear garden.

The superb layout, generous size 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 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 link



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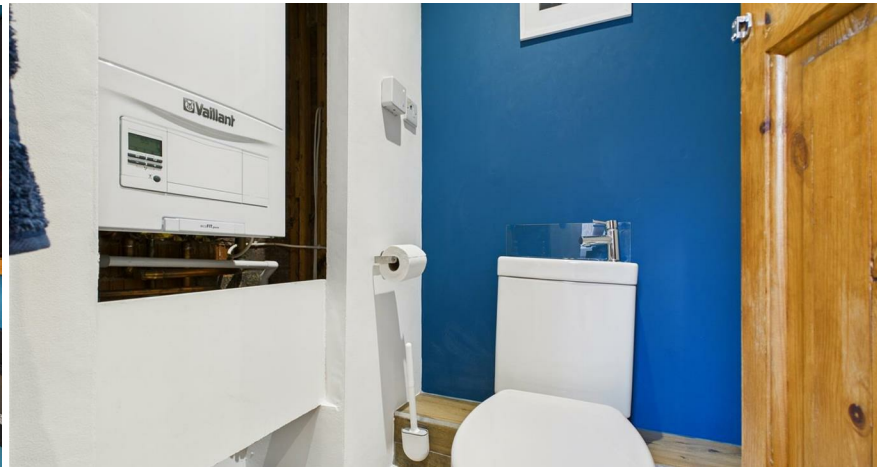


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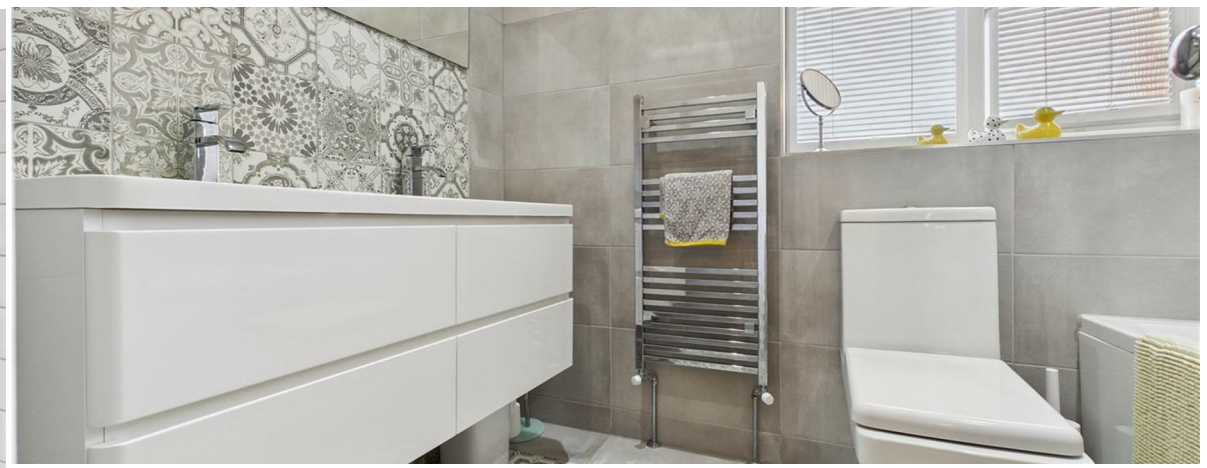
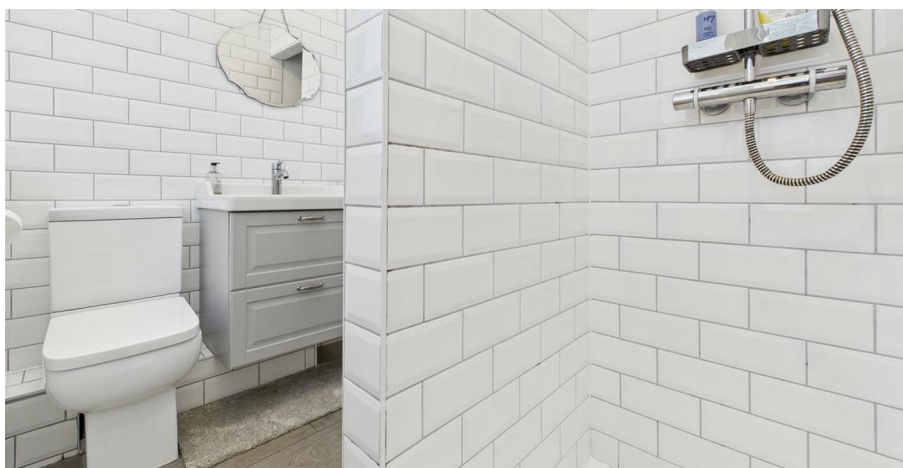


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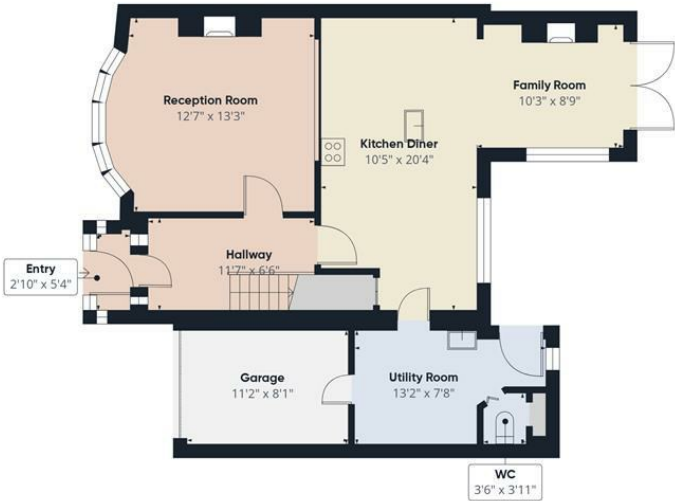
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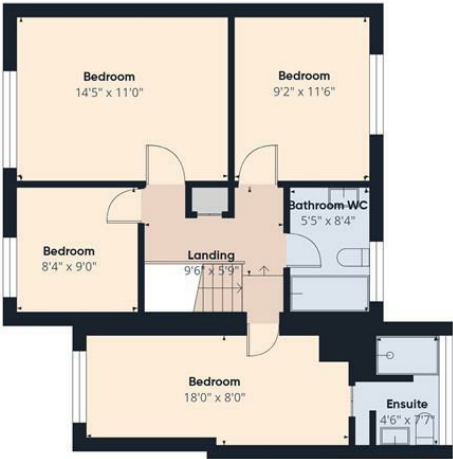


5 ST. DAVIDS WAY  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1398 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

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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<i>Not environmentally friendly - higher CO2 emissions</i>		

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