

FOR
SALE

7 HASTINGS AVENUE, WHITLEY BAY NE26 4AF
£635,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- SITUATED ON A SUBSTANTIAL CORNER PLOT
- TWO SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- SUBSTANTIAL FRONT & SIDE GARDENS
- SOUTH FACING REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY
25'2 x 8'9

RECEPTION ROOM ONE
14'3 x 13

RECEPTION ROOM TWO
16'8 x 16'4

KITCHEN DINER

15'3 x 8'5 & 12'3 x 8'10"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'4 x 13'1

BEDROOM TWO
13'4 x 13'1

ENSUITE

BEDROOM THREE
9'8 x 9'1

BATHROOM WC
8'11 x 7'8

FRONT & SIDE GARDENS

REAR GARDEN

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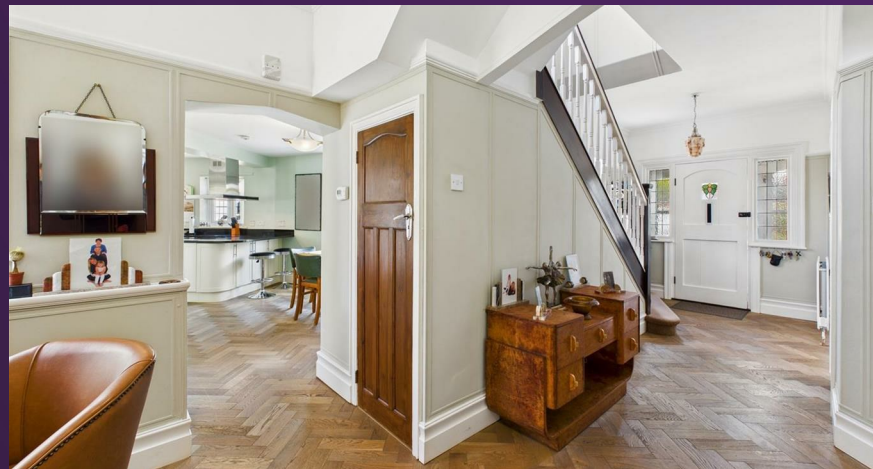
Embleys are delighted to be instructed in the sale of this superb, rare to the market, detached house which is perfectly located in a much sought after residential area on a substantial corner plot. It boasts a wealth of period features, including stunning period stained glass windows throughout providing an abundance of natural light and character. This property would be ideal for a range of buyers.

With over 1500 square feet of accommodation set over two floors, this stunning property consists of a vestibule leading to a grand and spacious entrance hallway featuring a period fireplace with log burner, staircase up to the first floor and doors to the reception rooms, kitchen diner and downstairs WC. The first spacious reception room is dual aspect with a beautiful bay window overlooking the front of the property and a period feature fireplace, whilst the spacious second reception room has built in seating in the recess surrounding the period fireplace, and a square bay window including a door to the rear garden. The fabulous kitchen diner easily accommodates a family dining table as well as a breakfast bar. Benefitting from a good range of units with granite worktops and integrated appliances including eye level oven, induction hob, chimney hood, fridge freezer, dishwasher and microwave. To the first floor there are three, dual aspect bedrooms, two with corner windows. The beautiful, family bathroom benefits from a roll top bath with telephone shower attachment, walk in rainfall shower, pedestal wash basin and low level WC. There is also an ensuite for bedroom two with walk in shower and wall mounted wash basin. Externally the substantial front and side gardens include lawns, planted beds, mature shrubs and driveway parking. The rear south west facing garden is secluded with patio, planted beds and mature shrubs.

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

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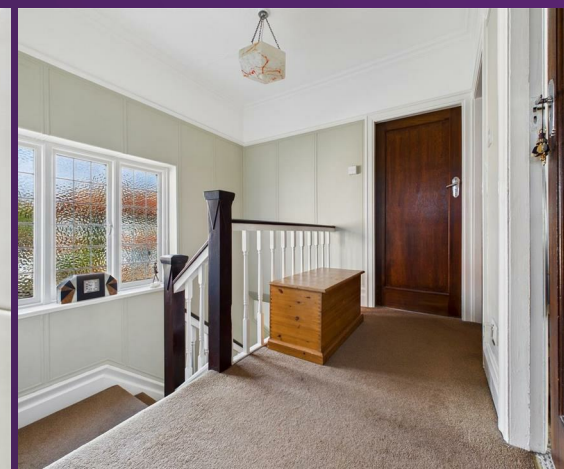
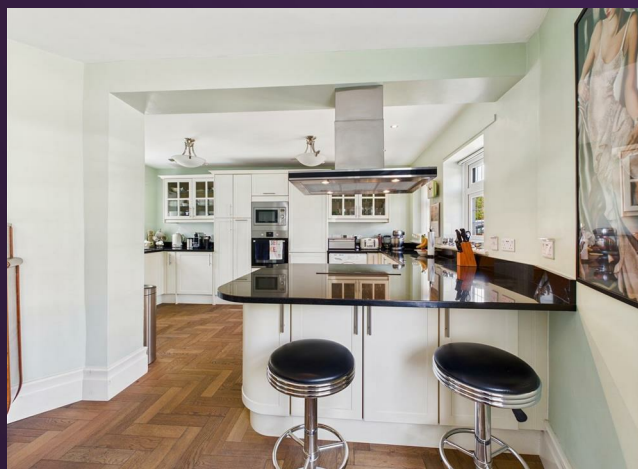
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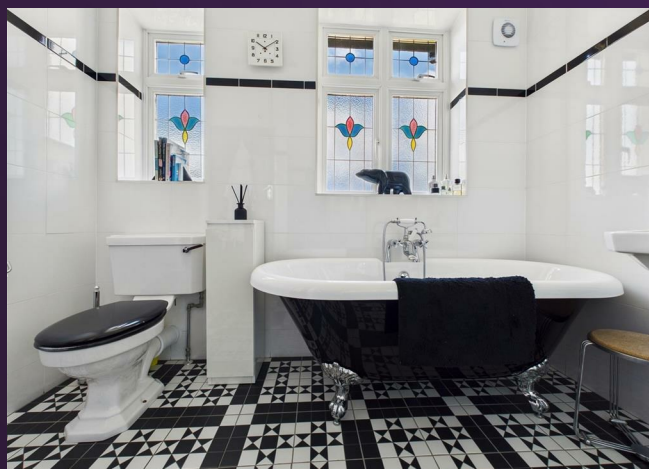
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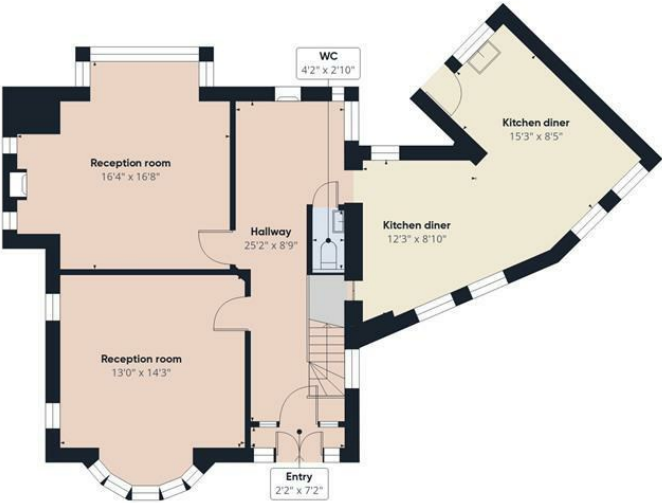
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1513 ft²

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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