

FOR
SALE

1 WEST VIEW, WHITLEY BAY NE25 9LJ
£325,000



3 BEDROOM HOUSE - END TERRACE

- THREE BEDROOM END TERRACE HOUSE
- WELL CONVERTED & IMMACULATELY PRESENTED
- OPEN PLAN LOUNGE & KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM WC & SHOWER ROOM WC
- GARAGE TO REAR
- WEST FACING FRONT GARDEN
- REAR PATIO GARDEN
- EPC RATING E

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VESTIBULE

OPEN PLAN LOUNGE & KITCHEN DINER
24'11" x 17'7"

UTILITY ROOM
13'7" x 7'1"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
12'4" x 10'9"

BEDROOM TWO
12'3" x 10'11"

BATHROOM WC
9'2" x 6'5"

BEDROOM THREE
17'9" x 10'10"

SHOWER ROOM
7'10" x 6'5"

GARAGE
7'6" x 18'5"

FRONT GARDEN

REAR GARDEN

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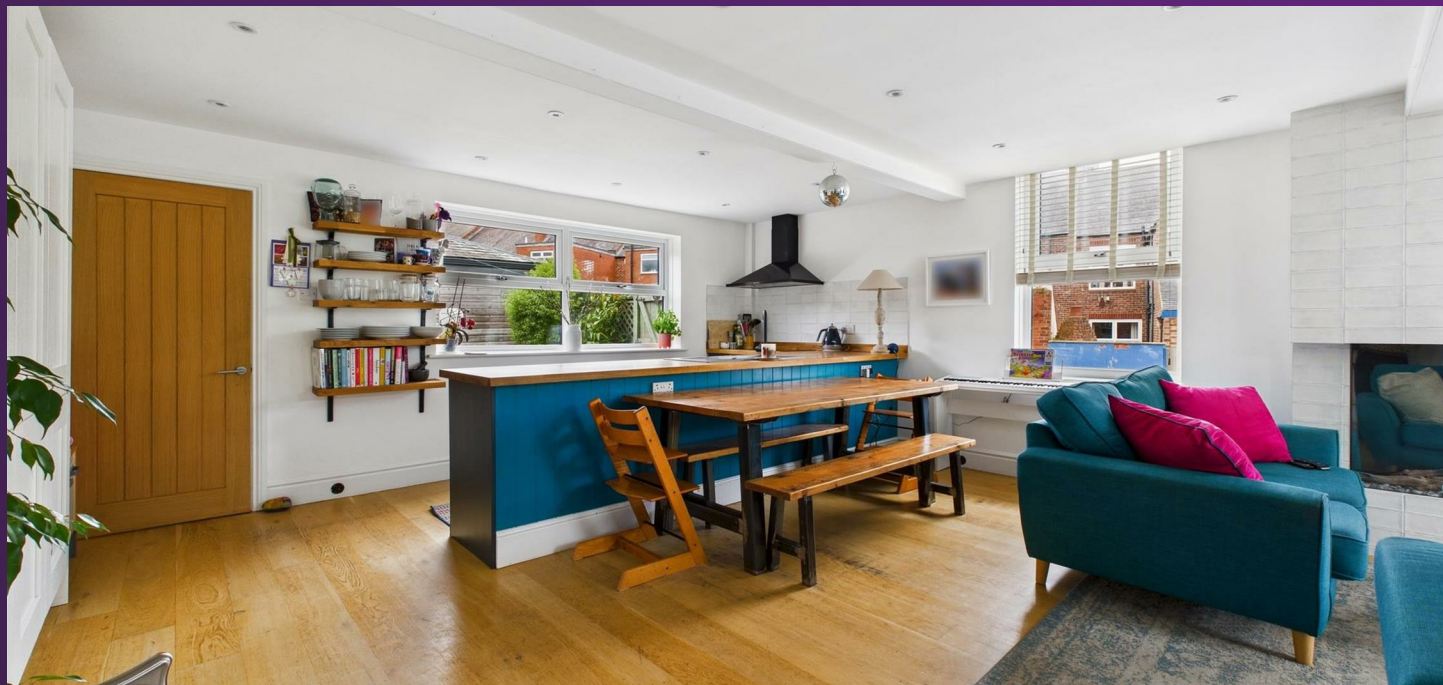
Embleys are delighted to be instructed in the sale of this, immaculately presented and well converted, end terrace house which is perfectly located in a sought after residential area. It boasts an array of contemporary features with period charm, has beautiful rural views over Earsdon allotments and surrounding fields, and is ideal for a range of buyers.

With over 1200 square feet of accommodation set over three floors, this interior designed property consists of a vestibule which is open to the lounge and kitchen diner. The light and spacious open plan lounge and kitchen diner has ample space for both the lounge area with feature recessed fireplace and a dining area accommodating an eight seater dining table. There is an understairs storage cupboard, built in storage and stairs up to the first floor. The fabulous kitchen benefits from a range of units with solid wood worktops and integrated appliances including double oven, induction hob, chimney hood, dishwasher and fridge. There is also a utility room with units, wood worktops and spaces for further appliances. To the first floor landing there is a custom built in nook area with cabin bed and window providing rural views, doors to two bedrooms and the bathroom and stairs up to the second floor. The two light and spacious first floor bedrooms have bespoke fitted wardrobes and the good sized, contemporary bathroom benefits from a 'P' shaped bath with shower over, vanity wash basin with cupboards beneath and low level WC. To the top floor there is another stylish bedroom with fitted wardrobes and eaves storage and a shower room with walk in shower, washbasin with cabinet beneath and low level WC. Externally there is a garage to the rear, a beautiful West facing front garden, accessed over the pathway, with a seating area and mature shrubs, and a rear paved courtyard with mature scrubs.

The unique feel and amazing condition of this property makes for a rare opportunity which can only truly be appreciated by a visit.

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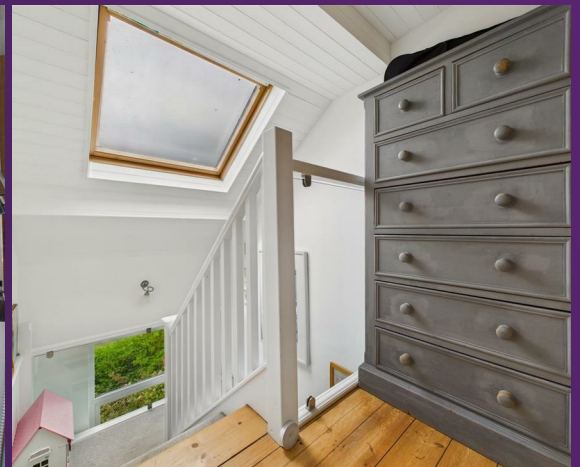
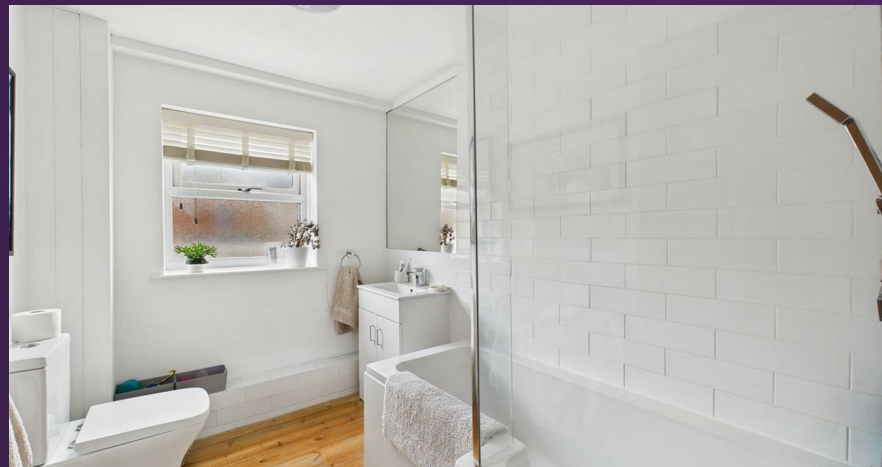
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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	47	
(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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