

FOR
SALE

12 EMPRESS POINT, PROMENADE, WHITLEY BAY NE26 1BT
£475,000



3 BEDROOM HOUSE - TOWNHOUSE

- THREE BEDROOM END TERRACE TOWNHOUSE
- COASTAL LOCATION WITH STUNNING SEA VIEWS
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN KITCHEN DINER & FAMILY AREA
- DOWNSTAIRS WC, MODERN BATHROOM WC & ENSUITE
- UTILITY SPACE
- FRONT TOWN GARDEN
- WEST FACING REAR GARDEN
- EPC RATING PENDING
- NO UPPER CHAIN

[VIEW PROPERTY](#)

VESTIBULE AREA

KITCHEN, DINER & FAMILY AREA
14'5" x 33'10"

DOWNSTAIRS WC
4'9" x 3'5"

LANDING

RECEPTION ROOM
14'5" x 13'6"

BATHROOM WC
6'11" x 8'10"

UTILITY SPACE
6'7" x 4'9"

BEDROOM
7'5" x 10'10"

LANDING

BEDROOM
14'6" x 15'8"

ENSUITE
7'0" x 5'4"

BEDROOM
11'3" x 12'7"

FRONT TOWN GARDEN

WEST FACING REAR GARDEN

ALLOCATED PARKING

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This immaculately presented end terrace townhouse is perfectly located in a coastal location, with fabulous sea views and within close proximity to many schools. It boasts a wealth of bespoke, contemporary features and is ideal for a range of buyers.

With over 1300 square feet of accommodation set over three floors this beautiful property comprises to the ground floor a vestibule area with doors to a downstairs WC and a fabulous kitchen diner family area with four seater breakfast bar, a good range of units with contrasting worktops, eye level double oven, hob, integrated fridge freezer and dishwasher. To the first floor there is a light and stylish reception room, a modern bathroom benefitting from a panelled bath, walk in shower, vanity wash basin and low level WC, a bedroom with built in wardrobes and a utility space. To the top floor there are two further bedrooms, one with a modern ensuite and stunning sea views to St Marys Lighthouse.

Externally the property has two allocated parking spaces, a front town garden and a west facing, landscaped rear garden.

The amazing condition, 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 links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals

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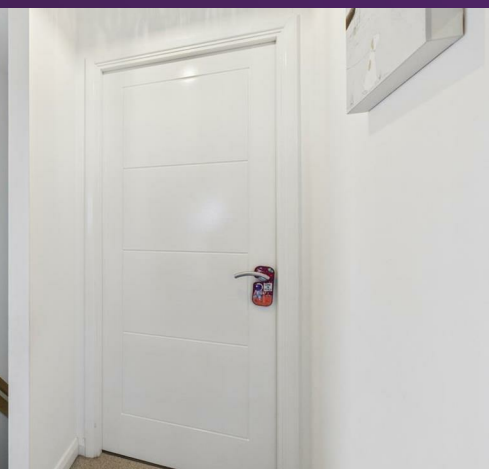
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SMOKE ALARMS

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



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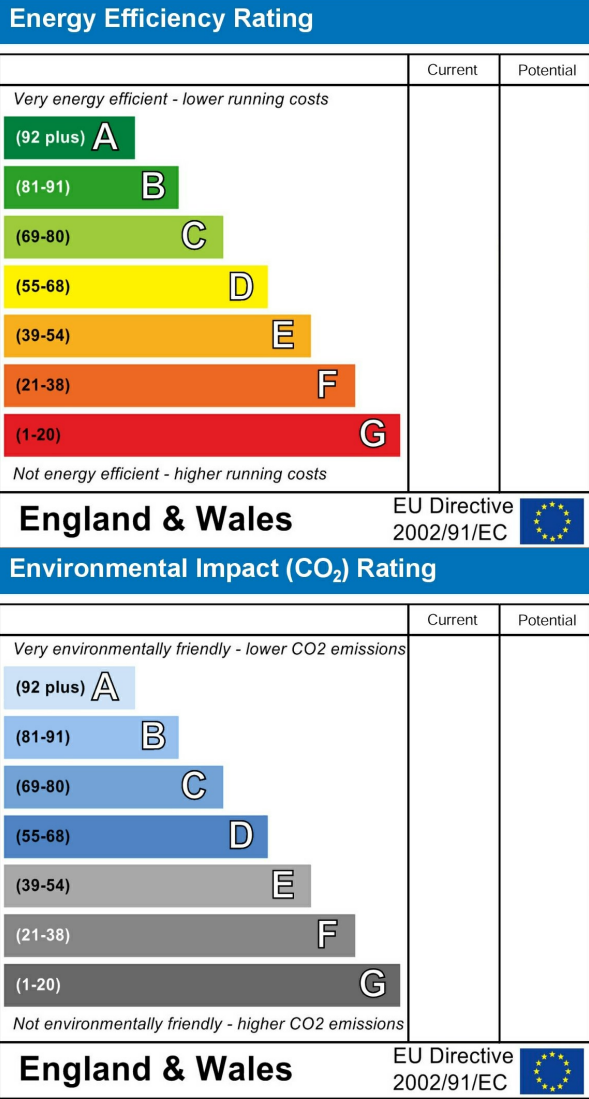
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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