

# TO LET

64 WEMBLEY AVENUE, WHITLEY BAY NE25 8TA  
£1,600 PER CALENDAR MONTH



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- AVAILABLE NOW & UNFURNISHED
- STYLISH LOUNGE
- CONTEMPORARY KITCHEN DINER
- BEAUTIFUL BATHROOM WC
- GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING C

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HALLWAY

LOUNGE  
14'10 x 10'10

KITCHEN DINER  
18'8 x 11'8

LANDING

BEDROOM  
10'10 x 11'10

BEDROOM  
11'9 x 10'9

BEDROOM  
7'10 x 7'4

BATHROOM WC  
7'10 x 7'7

GARAGE  
21'11 x 7'0

FRONT GARDEN

REAR GARDEN

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This beautiful semi-detached property is perfectly located in a sought after residential location, is available now and is unfurnished. It enjoys a variety of modern features with period charm and is ideal for a family.

This is a three bedroom property set over two floors. Ground Floor: Lounge, kitchen diner & family room. First floor: Three bedrooms, bathroom WC. Externally: driveway parking, attached garage, front garden, rear garden.

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

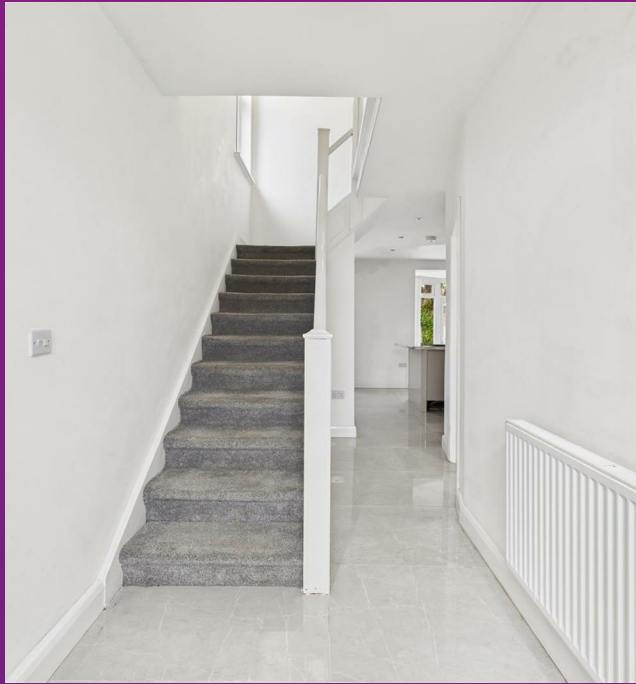
Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.



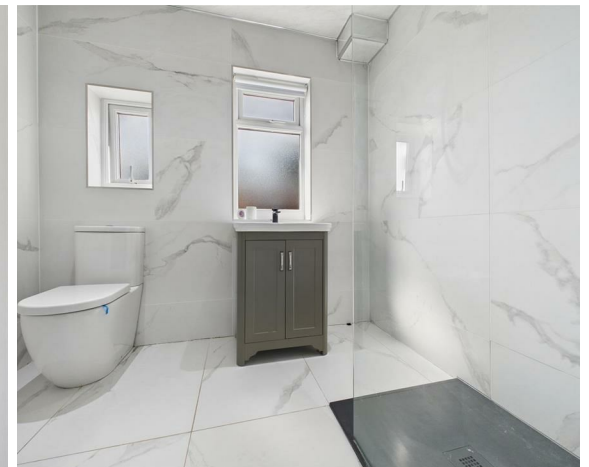
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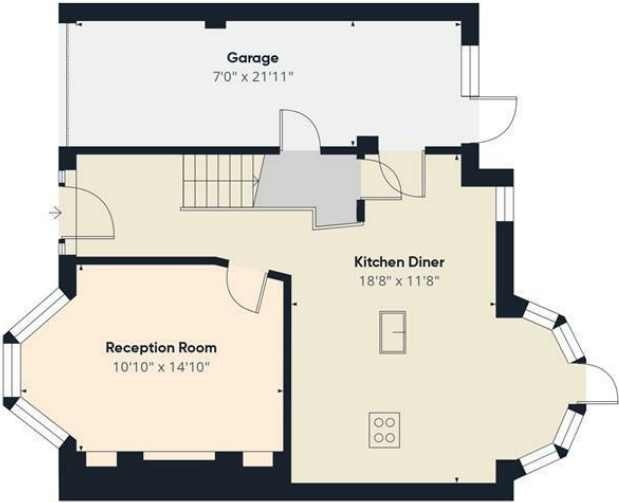
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64 WEMBLEY AVENUE  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1028 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.

GIRAFFE360

64 WEMBLEY AVENUE  
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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>	69	80
(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		

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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