

FOR  
SALE

8 BEACONSFIELD CLOSE, WHITLEY BAY NE25 9UW  
£499,950



#### 4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- OFFICE & DOWNSTAIRS WC
- FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
15'8 x 13'3

RECEPTION ROOM & CONSERVATORY  
19'1 x 9'5

KITCHEN  
12'8 x 11'11

OFFICE  
8'7 x 5'9

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
13'5 x 12'8

BEDROOM TWO  
11'2 x 10'7

BEDROOM THREE  
12'7 x 9'5

BEDROOM FOUR  
8'9 x 7'11

BATHROOM WC  
7'6 x 7'4

GARAGE  
17'2 x 14'10

FRONT GARDEN

REAR GARDEN

## 8 BEACONSFIELD CLOSE, WHITLEY BAY NE25 9UW

This lovely, detached house is perfectly located in a highly sought after residential area of Whitley Bay. It displays a variety of modern features, has no upper chain and is ideal for a family.

With over 1600 square feet of accommodation set over two floors, this modern house consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the front facing reception room, office (which has been used as a bedroom), kitchen and downstairs WC. The spacious rear facing reception room easily accommodates a six seater dining table and is open to the light and airy conservatory. The breakfasting kitchen also accommodates a dining table and benefits from a good range of units with contrasting worktops, eye level double oven, electric hob and space for a dishwasher. To the first floor there are four bedrooms, three of which are doubles with fitted wardrobes and the fourth bedroom has fitted shelving. The family bathroom is good sized with a corner bath, walk in shower, vanity wash basin and low level WC. Externally there is a double garage, a good sized laid to lawn front garden with driveway parking for up to two cars and a substantial west facing rear garden with patio, lawn and mature planted borders.

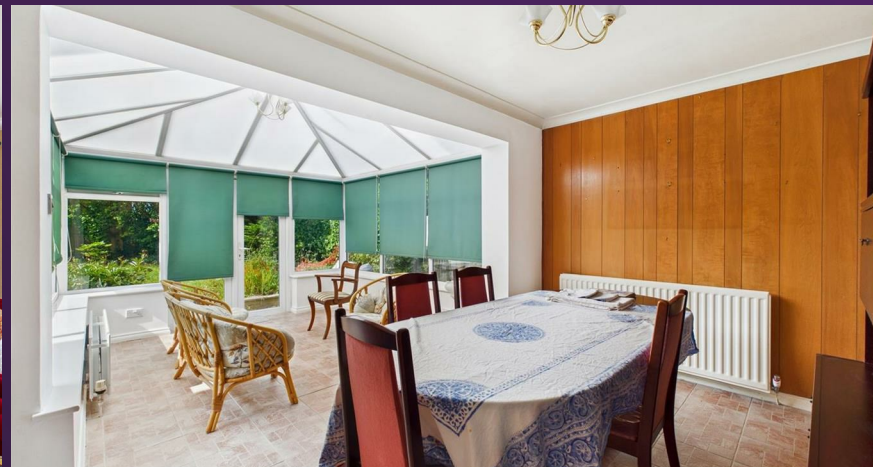
The generous size, potential and fabulous location of this property makes for an exciting opportunity which can only be appreciated by a visit.

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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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1620 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

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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	79
(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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