

FOR  
SALE

41 HOLYWELL AVENUE, WHITLEY BAY NE26 3AQ  
£1,275,000



#### 5 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING FIVE BEDROOM PLUS STUDY EXTENDED SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & LAUNDRY ROOM
- TWO BATHROOMS & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
19'9 x 15

RECEPTION ROOM TWO  
16'9 x 14'9

DINING KITCHEN & FAMILY ROOM  
29'3 x 19'2

UTILITY ROOM  
7'1 x 5'2

LAUNDRY ROOM  
9'4 x 5'5

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
16'9 x 14'11

BEDROOM TWO  
15 x 14'9

BEDROOM THREE  
11'2 x 10'2

BATHROOM WC  
13 x 11'1

SECOND FLOOR LANDING

BEDROOM FOUR  
17'4 x 15

BEDROOM FIVE  
14'10 x 9'7

STUDY  
11'2 x 7'1

## 41 HOLYWELL AVENUE, WHITLEY BAY NE26 3AQ

Embleys are delighted to be instructed in the sale of this immaculately presented, extended semi detached house located on one of the most prestigious streets within the sought after North Whitley Bay area. It boasts a wealth of modern features with period charm, has fantastic views over Churchill playing fields and is ideal for a family. With over 2900 square feet of accommodation set over three floors, this characterful property consists of a grand entrance hallway with staircase and doors to the reception rooms, kitchen and downstairs WC. Both spacious reception rooms have beautiful feature fireplaces, the front facing room with a bay window and the rear room with log burner and Bi-folding doors to the rear garden. The fantastic, open plan dining kitchen and family room easily accommodates a family dining table as well as a seating area and benefits from a good range of high gloss units with granite worktops, space for a range oven, chimney hood and an eye level integrated oven. The island includes a breakfast bar, dishwasher and sink. To two walls there are Bi-folding doors providing an abundance of natural light and access to the rear garden. There is also a utility room and laundry room. To the first floor there are three good sized bedrooms, two with fitted wardrobes, one with a cast iron fireplace and one offering views over Churchill playing fields. The stylish bathroom includes a free standing bath, walk in spa and rainfall shower, countertop washbasin and WC. The top floor offers two further generously sized bedrooms, a study and a contemporary bathroom with walk in spa shower, pedestal washbasin and WC. Externally there is an attached garage, front garden with in and out driveway, and a substantial, west facing rear garden with patio, lawn, water feature, planted beds and gated access to Churchill.

The generous size, exceptional features and fabulous location of this property makes for a rare opportunity which can only be appreciated by a visit.



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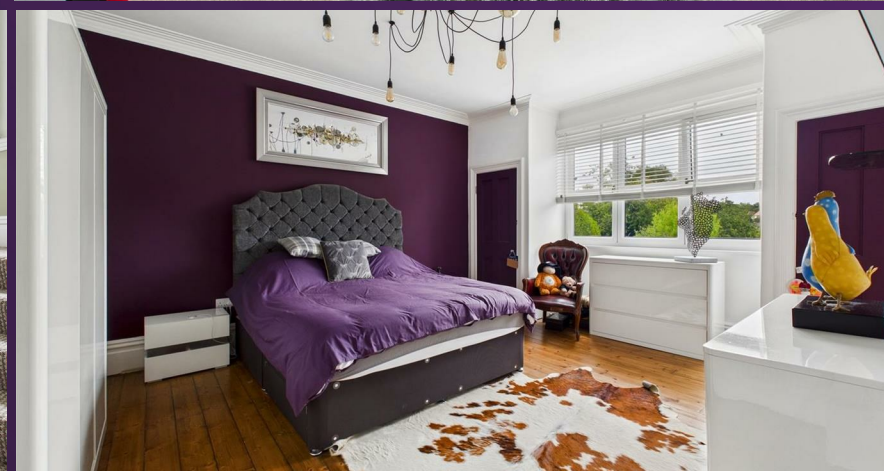
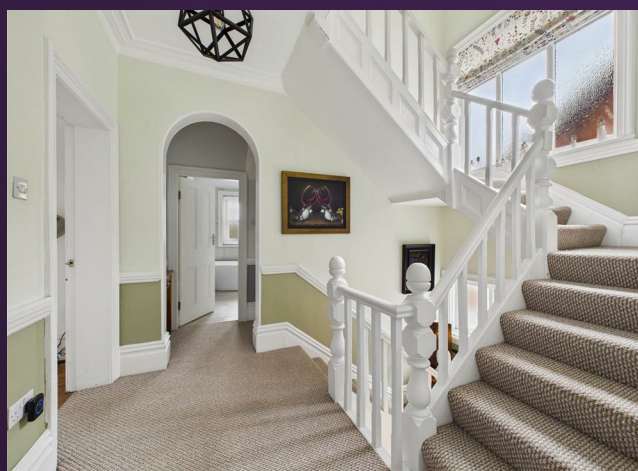


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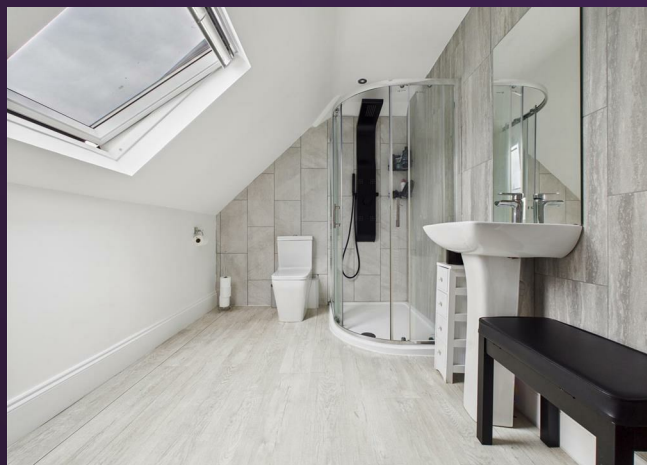


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#### SMOKE ALARMS

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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