

FOR  
SALE

9 HARTLEY AVENUE, WHITLEY BAY NE26 3NS  
£565,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS & GARDEN ROOM
- FABULOUS KITCHEN DINER
- STYLISH BATHROOM & SEPARATE WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

HALLWAY

RECEPTION ROOM ONE  
13'7 x 11'9

RECEPTION ROOM TWO  
12'3 x 12'2

GARDEN ROOM  
12'3 x 9'3

KITCHEN DINER  
10 x 8'6 & 8'6 x 6'11

LANDING

BEDROOM ONE  
13'9 x 10'2

BEDROOM TWO  
11'10 x 10'7 (not inc bay)

BEDROOM THREE  
7'4 x 6'10

BATHROOM  
6'11 x 6

SEPARATE WC

GARAGE  
17'7 x 10

FRONT GARDEN

REAR GARDEN

## 9 HARTLEY AVENUE, WHITLEY BAY NE26 3NS

This beautiful, semi detached house was built in 1935 and is perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features with period charm, has solid oak herringbone flooring throughout and is ideal for a family.

With over 1300 square feet of accommodation set over two floors, this delightful property consists of a spacious vestibule and welcoming hallway with stairs up to the first floor and doors to the reception rooms and kitchen diner. The elegant reception rooms are open plan with glazed doors between and the rear reception has a recess to chimney breast with wood burner. There is also a light and airy garden room with roof lantern and patio doors leading to the rear garden. The fabulous kitchen diner has room for a dining table and benefits from a good range of contemporary units with under cabinet lighting and Quartz worktops. Integrated appliances include an eye level double oven, microwave, induction hob, chimney hood and dishwasher, with space for an American style fridge freezer. To the first floor there are two light and spacious double bedrooms, one with fitted wardrobes, a smaller third bedroom, a modern bathroom benefitting from a panelled bath with shower over, vanity wash basin and a separate WC. Externally there is an attached garage with electric door, a well maintained front garden with driveway parking for up to two cars and electric charging point and a secluded, west facing rear garden with lawn, well stocked planted beds, mature shrubs and patio.

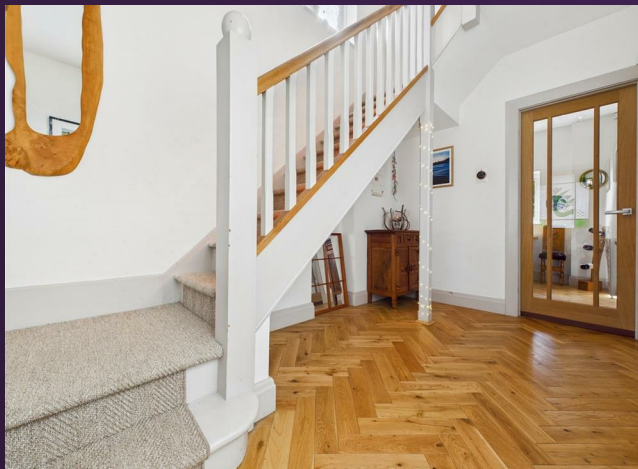
The amazing condition, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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 public transport links.



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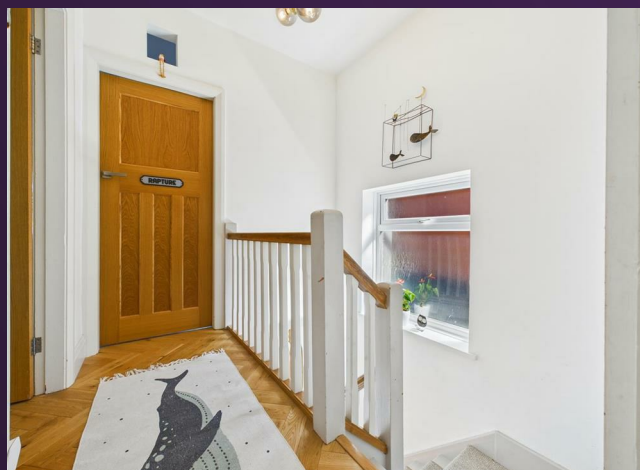
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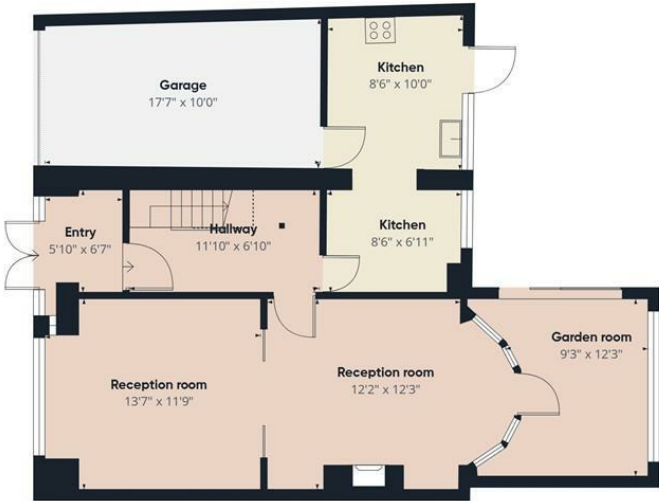




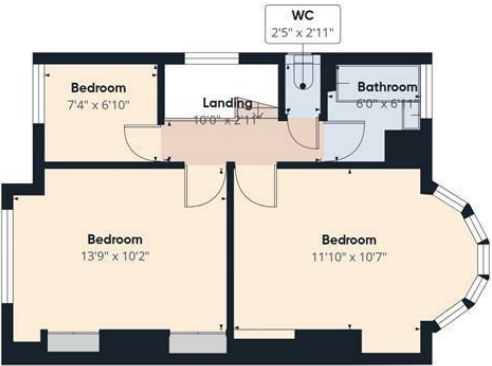
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1329 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	67	73

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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