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FOR  
SALE

77 BIDEFORD GARDENS, WHITLEY BAY NE26 1QP  
£475,000



4 BEDROOM HOUSE - TERRACED

- STUNNING FOUR BEDROOM MID TERRACE HOUSE
- WELL EXTENDED & CONVERTED
- ELEGANT RECEPTION ROOM
- FABULOUS DINING KITCHEN & FAMILY ROOM
- BEAUTIFUL FAMILY BATHROOM WC
- GOOD SIZED ENSUITE WC
- ATTACHED GARAGE LOCATED TO THE REAR
- FRONT TOWN GARDEN & WEST FACING REAR PATIO GARDEN
- EPC RATING D

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VESTIBULE  
4'8 x 2'4

ENTRANCE HALLWAY  
17'6 x 6'8

RECEPTION ROOM ONE  
13'10 x 13'1

DINING KITCHEN AND FAMILY ROOM  
19'9 x 19'9

LANDING  
9'10 x 2'9

BEDROOM ONE  
13'10 x 12'9

BEDROOM TWO  
13'9 x 11'5

BEDROOM THREE  
7'5 x 6'11

BATHROOM WC  
10'0 x 8'3

SECOND FLOOR LANDING

BEDROOM FOUR  
22'0 x 11'9

ENSUITE  
12'0 x 5'8

GARAGE  
16'3 x 10'4

REAR PATIO GARDEN

## 77 BIDEFORD GARDENS, WHITLEY BAY NE26 1QP

Embleys are delighted to be instructed in the sale of this superb, interior designed, mid terrace house which was built in 1912 and is perfectly located in a much sought after residential area. It boasts a wealth of contemporary features whilst maintaining its period charm and is ideal for a family.

With over 1750 square feet of accommodation set over three floors, this immaculately presented property consists of a vestibule and hallway with stairs to the first floor, understairs storage cupboard and door to the reception room. The elegant reception room features Oak herringbone flooring and a period fireplace. The reception room is open to the fabulous and contemporary dining kitchen and family room which easily accommodates a six seater dining table, lounge area and Island. The kitchen benefits from a good range of units with stone worktops and integrated Smeg appliances including eye level oven, induction hob, glass extractor hood, fridge freezer and microwave. There is space for washing machine and the Island includes further units, breakfast bar and dishwasher. This fantastic space also has Oak herringbone flooring, Velux windows and bi-folding doors to the rear patio garden. To the first floor there are two spacious bedrooms, a smaller third bedroom and a beautiful bathroom benefitting from a roll top bath, walk in shower, pedestal wash basin and low level WC. The stunning fourth bedroom is located on the second floor with fitted wardrobes, a corner spa bath and the dormer window opens up to create an internal balcony. There is also a generously sized ensuite with wet room rainfall shower, vanity wash basin, built in storage and low level WC. Externally there is a detached garage to the rear, front town garden and a beautiful west facing patio rear garden with composite decking and feature wood wall. 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

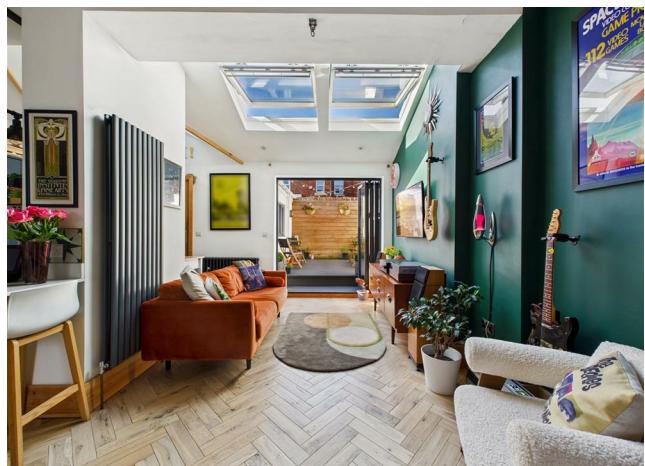
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#### SMOKE ALARMS

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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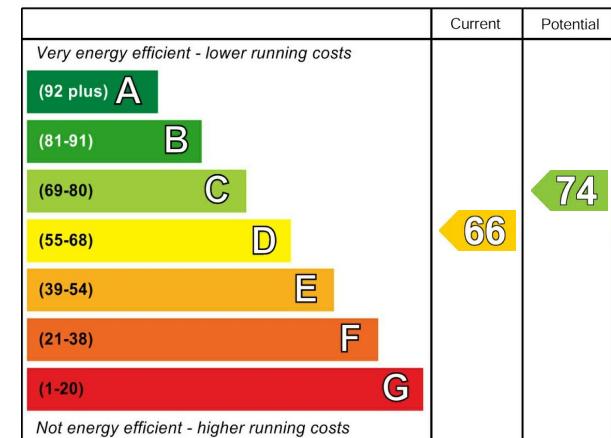
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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.

#### Energy Efficiency Rating

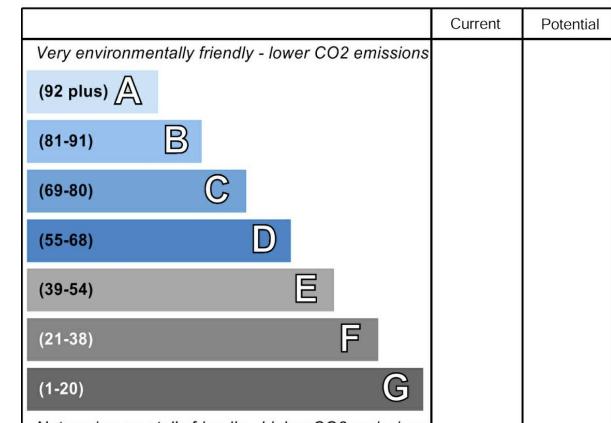


England & Wales

EU Directive  
2002/91/EC



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



England & Wales

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2002/91/EC

