

TO LET

40 MARINE GARDENS, WHITLEY BAY NE26 1EQ
£1,800 PER MONTH



4 BEDROOM HOUSE - SEMI-DETACHED

- LARGER STYLE FOUR BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- BREAKFASTING KITCHEN
- OFFICE/SNUG
- MODERN BATHROOM WC & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- REAR YARD WITH OUTHOUSE
- UNFURNISHED & AVAILABLE FROM NOVEMBER
- EPC RATING D

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VESTIBULE
5'0" x 3'2"

ENTRANCE HALLWAY
5'1" x 13'10"

RECEPTION ROOM
12'11" x 16'8"

RECEPTION ROOM
14'9" x 15'3"

KITCHEN
14'3" x 13'10"

OFFICE/SNUG
11'10" x 7'11"

DOWNSTAIRS WC
7'11" x 6'5"

LANDING
12'2" x 6'5"

BEDROOM
12'6" x 17'8"

BEDROOM
16'3" x 13'11"

BEDROOM
10'1" x 7'10"

BEDROOM
7'6" x 7'11"

BATHROOM WC
9'11" x 9'11"

OUT HOUSE
5'8" x 9'2"

FRONT TOWN GARDEN

REAR YARD

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Embleys are delighted to be instructed in the letting highly sought after residential area. It boasts a wealth of modern features with period charm, is unfurnished, available from November and is ideal for a range of tenants.

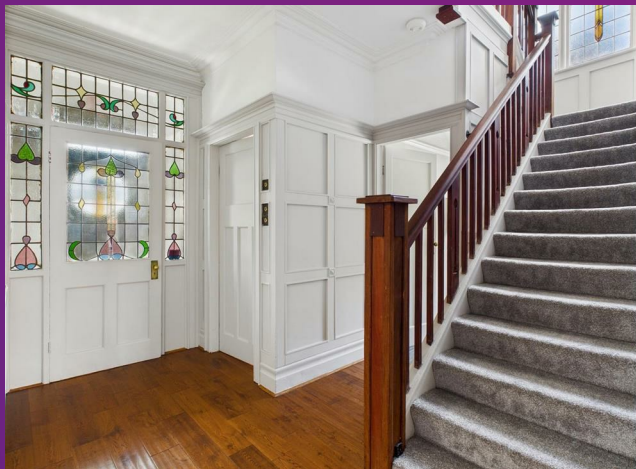
With over 1650 square feet of accommodation this fantastic four bedroom property set over two floors comprises of a porch with inner door including stunning period windows leading to the spacious entrance hallway with period panelling to Delft rack and stairs up to the first floor. There are two spacious reception rooms both with period fireplaces and one which accommodates a round six seater dining table and is open to the lovely, breakfasting kitchen which benefits from a range of solid wood units with granite worktops, space for a range oven with extractor over and an Island with built in wine rack and breakfast bar. There is an integrated fridge and freezer and French doors leading out to the rear yard. There is also a office/snug and a downstairs WC. To the first floor there are four elegant bedrooms, one with a walk in wardrobe, a stylish and contemporary family bathroom benefitting from a panelled bath with shower attachment, walk in shower, pedestal wash basin and WC. Externally there is a good sized rear yard with outhouse incorporating wall units and plumbing for washing machine. The front town garden is low maintenance with a hedged boundary.

The exceptional features, generous size and fabulous location of this property makes for an exciting and rare 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 exceptional public transport links.

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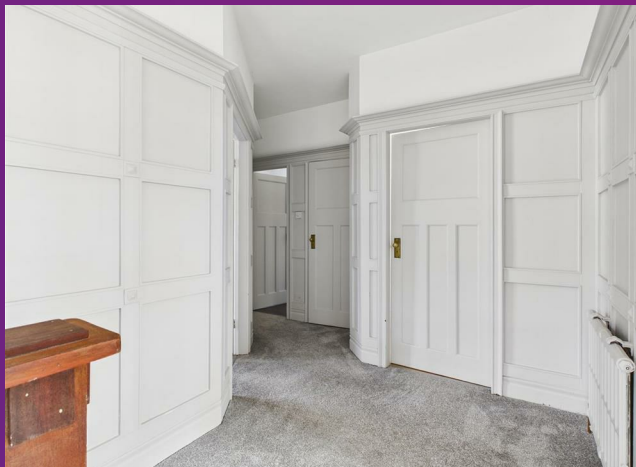
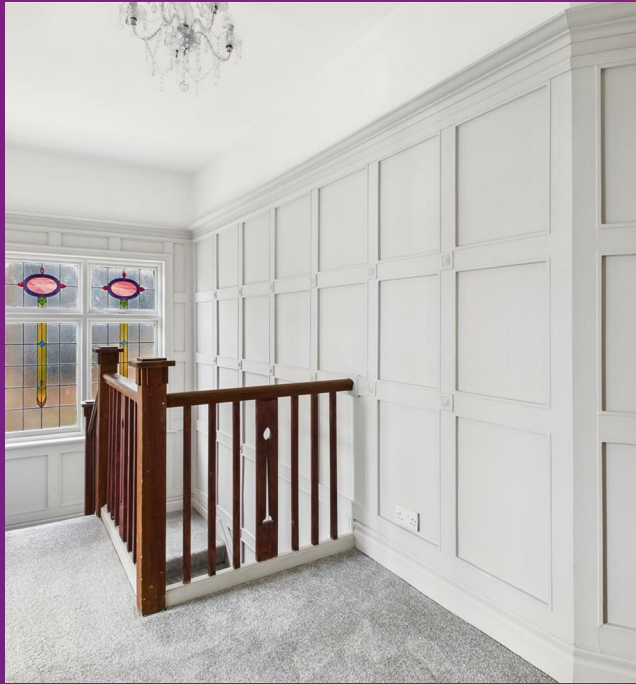
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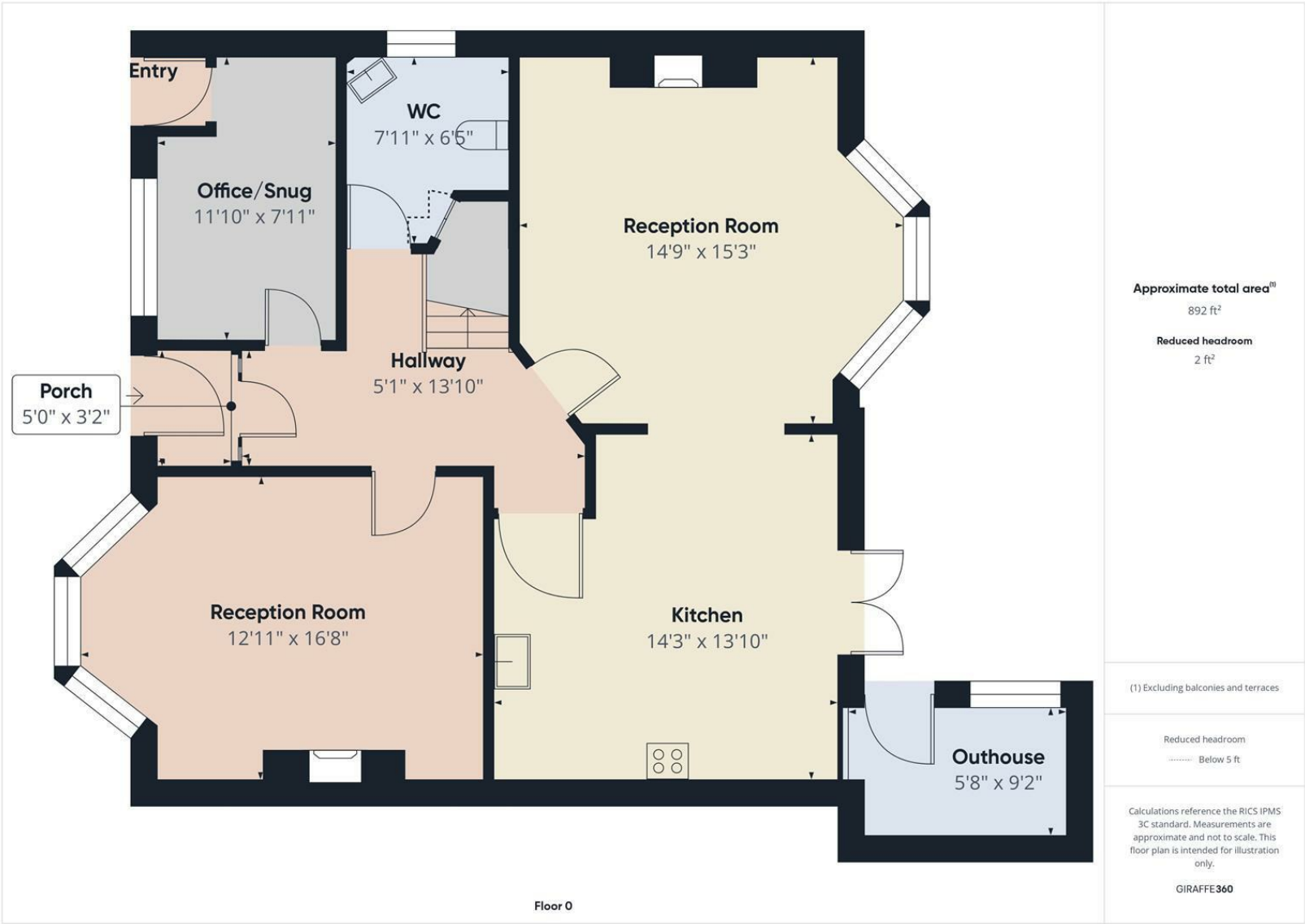


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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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