

FOR
SALE

21 CLIFTON GROVE, WHITLEY BAY NE25 9UB
£525,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- LOCATED WITHIN A CUL DE SAC
- TWO RECEPTION ROOMS & CONSERVATORY
- BREAKFASTING KITCHEN
- GOOD SIZED BATHROOM WC
- INTERGAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
10'3 x 10'1

RECEPTION ROOM TWO
14'11 x 14'10

CONSERVATORY
12'5 x 10'5

BREAKFASTING KITCHEN
12'9 x 9'8

DOWNSTAIRS WC

BEDROOM ONE
13 x 12'6

BEDROOM TWO
12'11 x 10'1

BEDROOM THREE
11'10 x 8'3

BEDROOM FOUR
8'8 x 7'2

BATHROOM WC
5'10 x 5'10

GARAGE
18 x 8'11

FRONT GARDEN

REAR GARDEN

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This lovely, detached house is perfectly located in a cul de sac within a highly sought after residential area. It displays a variety of modern features and is ideal for family.

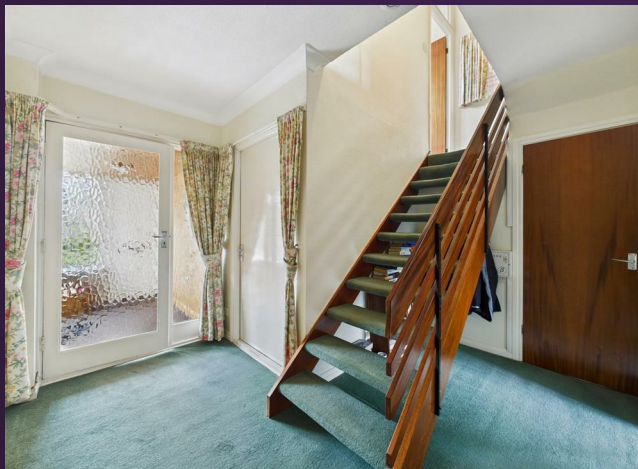
With over 1400 square feet of accommodation set over two floors, this well presented property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the reception rooms, kitchen, downstairs WC and garage. The rear facing reception room has doors to the light and airy conservatory which leads out into the rear garden. The breakfasting kitchen is modern, with space for a dining table and benefits from a range of units with granite worktops and integrated appliances including an eye level double oven, warming drawer, induction hob, extractor hood, dishwasher, full length fridge and freezer. To the first floor there are four bedrooms, two with fitted wardrobes and a good sized family bathroom benefitting from a bath with shower over, pedestal wash basin and low level WC. Externally there is an integral garage, low maintenance front garden with driveway parking for multiple cars and a south west facing rear garden with lawn, patio and mature shrubs.

The 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 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 3

Approximate total area⁽¹⁾
1475.74 ft²
Reduced headroom
13.92 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

VIEW PROPERTY



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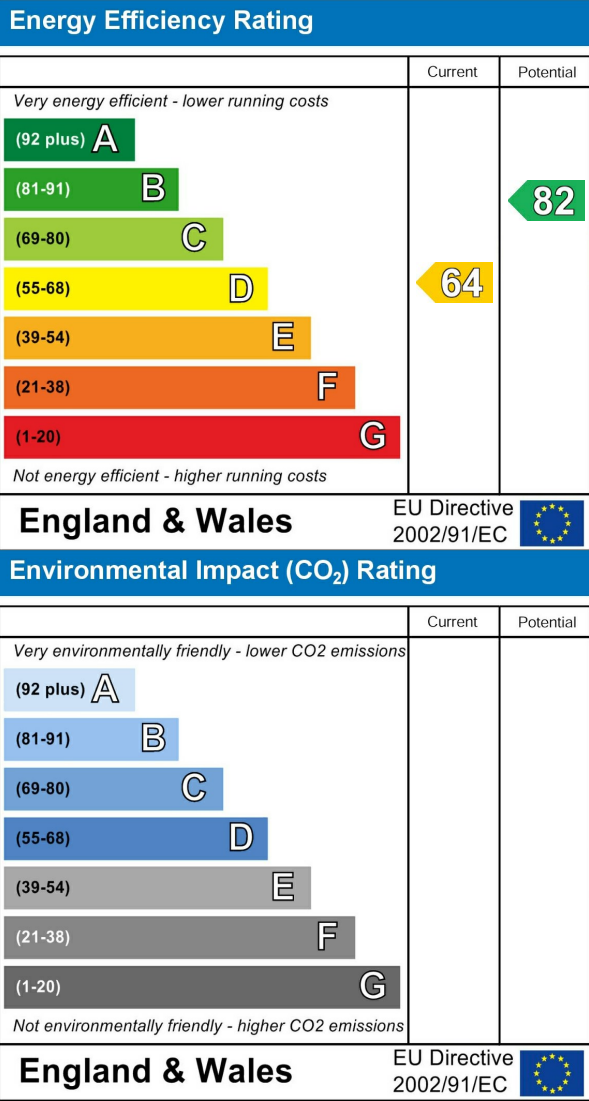
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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.

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