

FOR
SALE

115 LINKS AVENUE, WHITLEY BAY NE26 3UH
£650,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- WELL CONVERTED AND EXTENDED THROUGHOUT
- ELEGANT RECEPTION ROOM
- OPEN PLAN DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM WC, ENSUITE & DRESSING ROOM
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING E

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
12'1 x 11'9

DINING KITCHEN & FAMILY ROOM
26'7 x 21'6

UTILITY ROOM
18'3 x 2'11

DOWNSTAIRS WC

BEDROOM ONE
14'10 x 8'9

BEDROOM TWO
12'6 x 10'10

BEDROOM THREE
12'7 x 6'9

BEDROOM FOUR
8'11 x 6'8

BATHROOM WC
9 x 7'6

BEDROOM FIVE
18'4 x 17

DRESSING ROOM
11 x 7'1

ENSUITE
9'8 x 7'3

PART GARAGE
7 x 5'11

FRONT GARDEN

REAR GARDEN

115 LINKS AVENUE, WHITLEY BAY NE26 3UH

Embleys are delighted to be instructed in the sale of this stunning, semi detached house which has been converted and extended to a high standard and is perfectly located in a much sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1975 square feet of accommodation set over three floors, this superb property consists of a vestibule leading to a spacious hallway with panelling to delft rack, stairs up to the first floor and doors to the reception room, dining kitchen and downstairs WC. The elegant reception room features a contemporary fireplace with bioethanol fire. The fabulous dining kitchen and family room easily accommodates an eight seater dining table as well as a lounge area with log burner and an Island with a four seater breakfast bar. The kitchen benefits from an impressive range of units with Quartz worktops, space for an American style fridge freezer and integrated appliances including two single ovens, microwave, gas hob, chimney hood and dishwasher. This fantastic space has bi-folding doors to the rear garden and two roof lanterns providing an abundance of natural light. There is also a utility room with further units, sink and spaces for appliances. To the first floor there are three double bedrooms, one with fitted wardrobes, a smaller bedroom and the family bathroom with free standing bath, walk in rainfall shower, vanity wash basin, WC and underfloor heating. The spacious main bedroom is located on the top floor with a dressing room and beautiful ensuite with walk in rainfall shower, twin vanity washbasins, WC and underfloor heating. Externally there is a part garage for storage, a front garden with driveway parking and a south facing rear garden with a good sized decked patio, lawn and barked play area.

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

115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

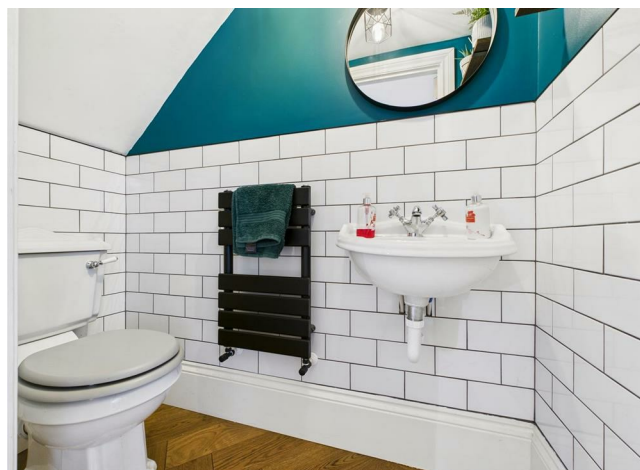
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

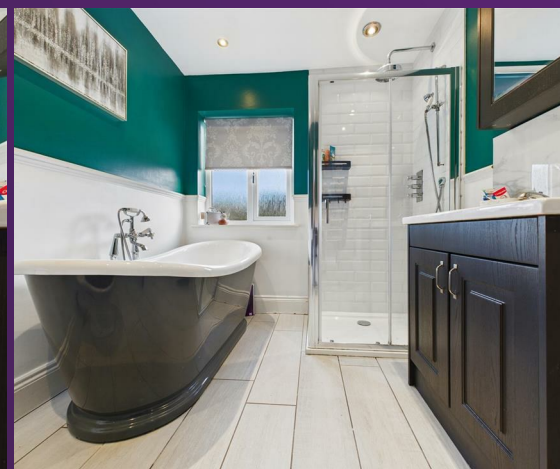
115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

EMBLEYS
ESTATE
AGENTS



115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

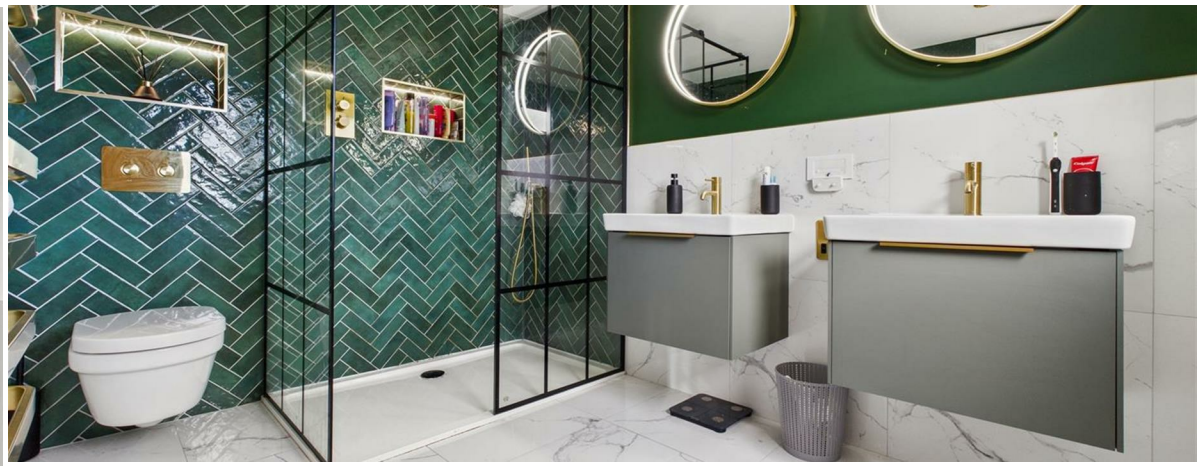
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

EMBLEYS
ESTATE
AGENTS



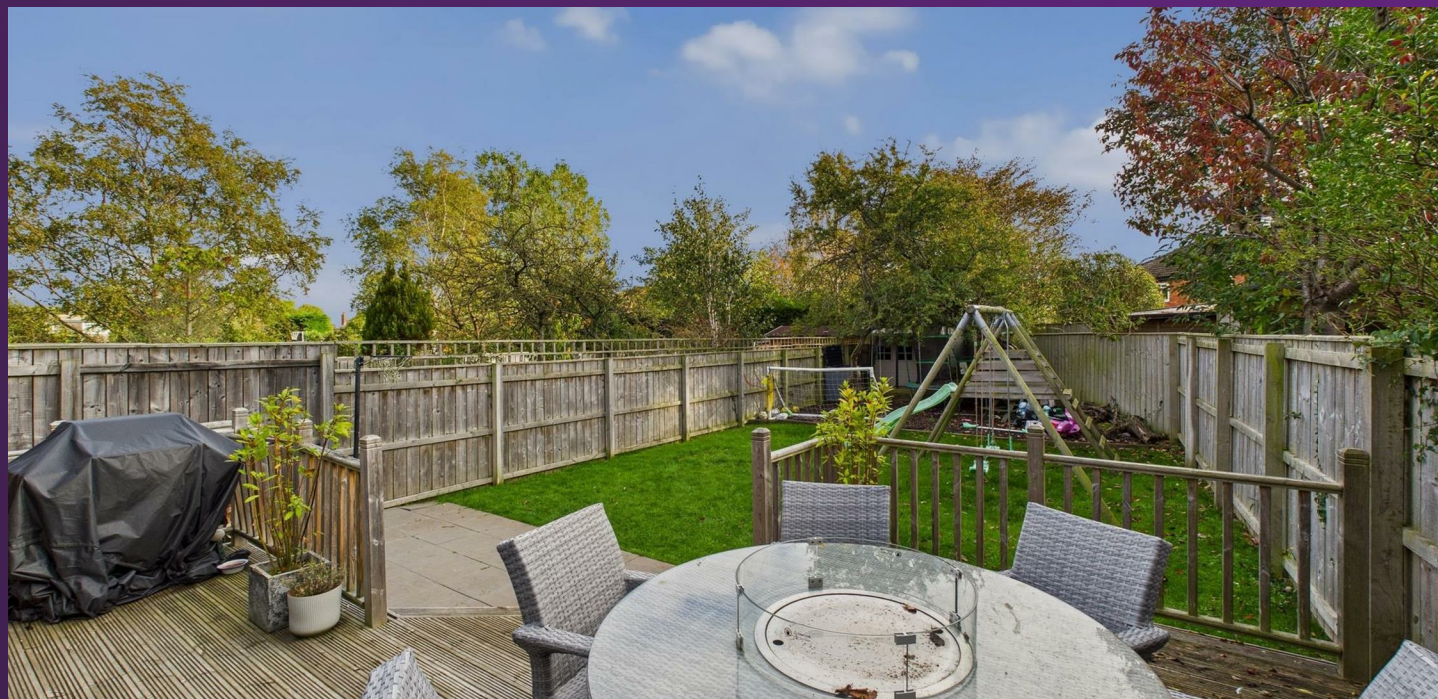
0191 252 2810 - EMBLEYS.CO.UK

115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

EMBLEYS
ESTATE
AGENTS

115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

EMBLEYS
ESTATE
AGENTS



115 LINKS AVENUE
WHITLEY BAY
NE26 3UH

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](#)

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.



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK