

FOR
SALE

1 TOLLS CLOSE, WHITLEY BAY NE25 9XY
£750,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED BUNGALOW IN HIGHLY DESIRABLE LOCATION
- IMMACULATELY PRESENTED AND NO UPPER CHAIN
- LOCATED IN A QUIET CUL DE SAC
- LIGHT & SPACIOUS DUAL ASPECT LOUNGE AND DINING ROOM
- MODERN KITCHEN WITH GARDEN ROOM
- GOOD SIZED BATHROOM WC, ENSUITE & SEPARATE WC
- ATTACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR MULTIPLE CARS
- BEAUTIFUL SUBSTANTIAL SOUTH FACING SECLUDED REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE
8'9" x 5'9"

ENTRANCE HALLWAY
30'5" x 4'5"

LOUNGE
13'3" x 21'5"

DINING ROOM
13'0" x 14'0"

KITCHEN
18'1" x 10'8"

GARDEN ROOM
9'10" x 12'9"

UTILITY ROOM
7'9" x 5'5"

BEDROOM
16'4" x 12'5"

ENSUITE
7'8" x 6'7"

BEDROOM
11'5" x 10'6"

BEDROOM
10'9" x 7'6"

SEPARATE WC
4'10" x 4'10"

BEDROOM
10'6" x 8'8"

BATHROOM WC
7'10" x 8'0"

DOUBLE GARAGE
16'9" x 16'6"

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Embleys are delighted and proud to be instructed in the sale of this, rare to the market and well presented detached bungalow perfectly located in a quiet cul de sac on the highly desirable Red House Farm residential estate. It boasts a wealth of features and is ideal for a variety of purchasers.

With over 2152 square foot of accommodation this fantastic property consists of a vestibule and central entrance hallway with a built in cupboard and doors to the lounge, kitchen, utility, bedrooms, bathroom and separate WC. The light and spacious lounge is dual aspect with a feature fireplace and is open to the spacious dining room. The Cavendish kitchen benefits from a good range of units with worktops and integrated appliances including oven, microwave induction hob, extractor fan, dishwasher, fridge and freezer. There is a garden room which is open from the kitchen with doors opening on to a patio and secluded rear garden. A utility room with units and space for appliances is located separate to the kitchen area.

There are four bedrooms, the spacious main bedroom has fitted wardrobes and a door to the ensuite shower room which includes walk in shower, pedestal washbasin and low level WC. There are three further bedrooms, a bathroom with a sunken bath, pedestal wash basin and low level WC and a separate WC. Externally there is an attached double garage with power, lighting and electric garage doors. A generous front garden with driveway parking for multiple cars and a substantial, secluded and landscaped South facing rear garden with mature planted beds, patio and flower beds.

The generous size, unique feel and fabulous location of this property makes for an exciting and rare opportunity which can only 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 , excellent schools and except

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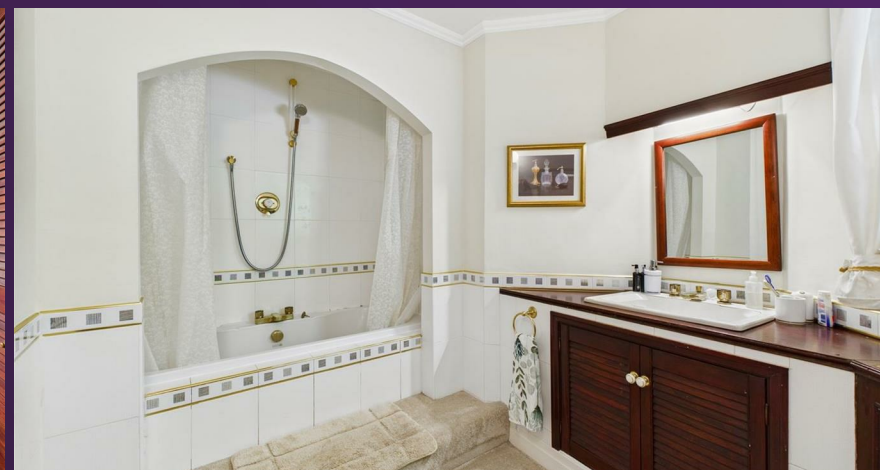
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SMOKE ALARMS

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.

[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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

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