

FOR
SALE

90 HOLYWELL AVENUE, WHITLEY BAY NE26 3AD
£600,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- BREAKFAST ROOM & KITCHEN
- FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14 x 13'7

RECEPTION ROOM
17'10 x 12'1

BREAKFAST ROOM
13'2 x 10'7

KITCHEN
12'1 x 10'10

LANDING

BEDROOM
14'8 x 12'6

BEDROOM
13'11 x 12'1

BEDROOM
10'8 x 10'1

BEDROOM
9'8 x 9'6

BATHROOM WC
10'1 x 5'10

COVERED STORAGE AREA

FRONT GARDEN

REAR GARDEN

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This characterful, semi detached house was built circa 1910 and is perfectly located on one of the most sought after streets within North Whitley Bay. It displays a range of period features, has no upper chain and is ideal for a family.

With over 1500 square feet of accommodation set over two floors, this property consists of a vestibule with period stained glass door leading to the entrance hallway which has stairs up to the first floor, period stained glass windows and doors to the reception rooms and breakfast room. Both spacious reception rooms have feature fireplaces, one with gas burner and the other with a gas fire. There is also a breakfast room with space for a dining table and a door to the kitchen. The kitchen benefits from a range of units with contrasting worktops, and spaces for a range oven, fridge freezer, dishwasher and washing machine. The island includes further base and drawer units. To the first floor there are three double bedrooms, one with fitted wardrobes and a smaller fourth bedroom. The bathroom is complete with a panelled bath, walk in shower, pedestal wash basin and there is a separate WC. Externally there is a covered storage area to the side of the property, a front garden with driveway parking for up to two cars and a rear garden with mature shrubs.

The fabulous location, size and huge potential 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 1

Approximate total area⁽¹⁾
1578 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(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>		

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