

FOR
SALE

7 CLOVELLY GARDENS, WHITLEY BAY NE26 1PZ
£425,000



3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY DINING KITCHEN
- STYLISH BATHROOM WC & DOWNSTAIRS WC
- LOFT AREA
- FRONT TOWN GARDEN
- REAR GARDEN
- EPC RATING D

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VESTIBULE
3'8" x 4'0"

ENTRANCE HALLWAY

RECEPTION ROOM ONE
14'1" x 13'11"

RECEPTION ROOM TWO
13'11" x 11'5"

DINING KITCHEN
10'3" x 8'9" + 10'3" x 6'10"

DOWNSTAIRS WC
3'2" x 2'6"

LANDING

BEDROOM ONE
14'7" x 10'11"

BEDROOM TWO
13'11" x 10'3"

BEDROOM THREE
11'1" x 6'11"

BATHROOM WC
6'9" x 8'7"

LOFT AREA

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this fabulous and immaculately presented, mid terrace house was built in 1907 and is perfectly located in a highly sought after residential location. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1250 square feet of accommodation set over two floors, this superb property consists of a vestibule and spacious entrance hallway with painted paneling to half wall height, built in storage cupboard, stairs up to the first floor and doors to the reception rooms, downstairs WC and dining kitchen. The elegant, front facing reception room has a period decorative ceiling and recess to chimney breast with log burner. The light and spacious, rear facing reception room has a period cast iron fireplace and is open plan to the dining kitchen. The fabulous dining kitchen easily accommodates a family dining table and benefits from a good range of contemporary units with contrasting worktops and integrated appliances including double oven, gas hob, chimney hood, fridge freezer and dishwasher, with space for a washing machine. The landing spacious with doors to the bedrooms and bathroom, and stairs up to the loft area. The three double bedrooms are all stylish, the main with a recess to chimney breast and the rear facing with a period cast iron fireplace and built in cupboard. The beautiful family bathroom benefits from a free standing bath with central mixer taps and shower attachment, a walk in rainfall shower, a countertop wash basin with cupboards beneath and low level WC. Externally there is a front town garden and a good sized rear garden with lawn, paved patio areas and a well stocked, planted raised bed.

The amazing condition, 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.

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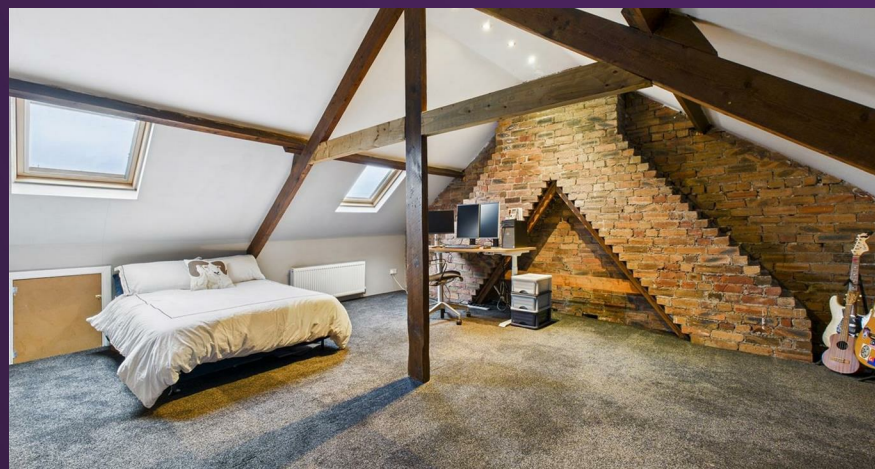
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SMOKE ALARMS

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.

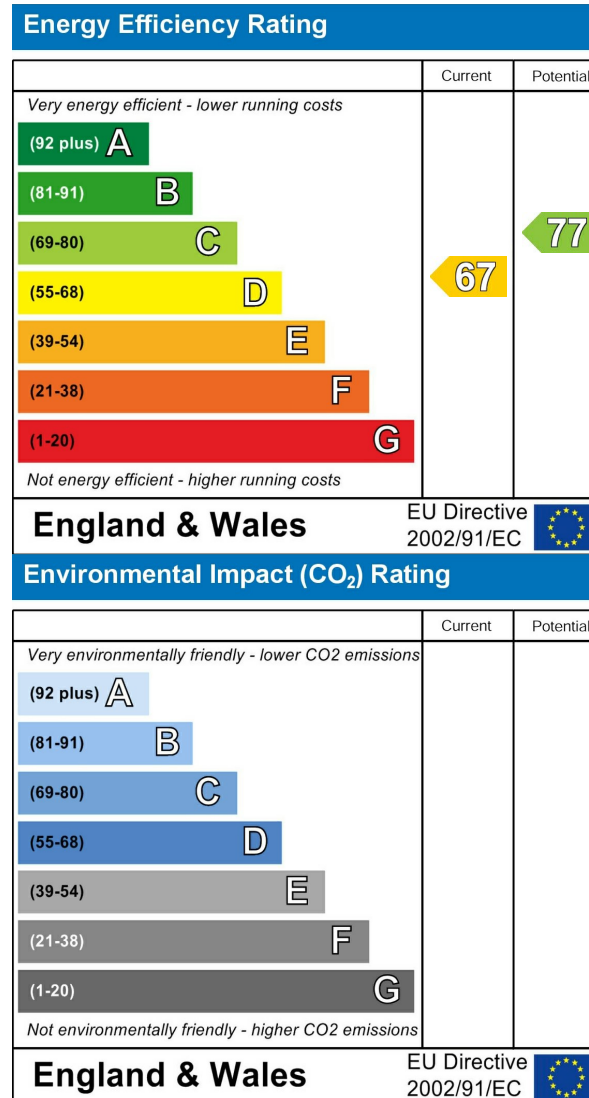
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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