

FOR  
SALE

25 EARNSHAW WAY, WHITLEY BAY NE25 9UL  
£650,000



#### 4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM & STUDY
- FABULOUS DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- STYLISH BATHROOM & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
20'5 x 13

STUDY  
10'2 x 8'9

DINING KITCHEN & FAMILY ROOM  
20'6 x 18'10

UTILITY ROOM  
7'3 x 7'1

DOWNSTAIRS WC

LANDING

BEDROOM  
14'9 x 9'11

ENSUITE  
8'1 x 5'3

BEDROOM  
11'11 x 9'11

BEDROOM  
10'4 x 8'11

BEDROOM  
9'10 x 7'10

BATHROOM WC  
8'6 x 6'1

GARAGE  
18'7 x 15

FRONT GARDEN

REAR GARDEN

## 25 EARNSHAW WAY, WHITLEY BAY NE25 9UL

Embleys are delighted to be instructed in the sale of this stunning and well extended, detached house built in 1974 and perfectly located on one of the most sought after streets within Beaumont Park. It boasts a wealth of modern features and is ideal for a family.

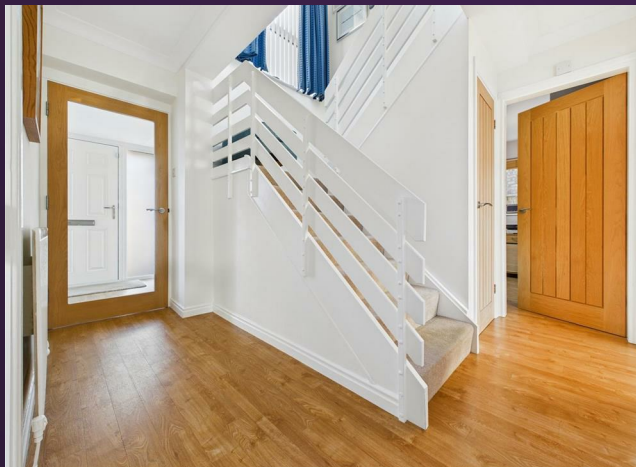
With over 1700 square feet of accommodation set over two floors, this immaculately presented property consists of a vestibule and a light and spacious entrance hallway with under stairs storage cupboard, stairs up to the first floor and doors to the reception room, good sized study and dining kitchen. The reception room is spacious with a dual aspect overlooking the rear garden. The fabulous and well extended dining kitchen and family room easily accommodates an eight seater dining table as well as a lounge area and Island layout. Benefitting from an impressive range of contemporary, high gloss units with Silestone worktops and integrated appliances include double oven, induction hob, chimney hood, microwave, dishwasher and fridge freezer. The island includes a breakfast bar, and there is a vaulted ceiling, with bi folding doors providing access to the rear garden and an abundance of natural light. There is a utility room with further units, space for a washing machine and tumble dryer, and a downstairs WC with pedestal wash basin. To the first floor there are three double bedrooms, two with fitted wardrobes, a fourth smaller bedroom, a spacious ensuite with walk in shower, vanity washbasin and WC and a stylish bathroom benefitting from a bath with shower attachment, walk in shower, countertop washbasin with cupboards beneath and integrated WC. Externally there is an attached garage, a front garden with lawn and driveway parking for up to four cars and a beautiful, secluded and south facing rear garden with lawn, patio and planted borders.

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.



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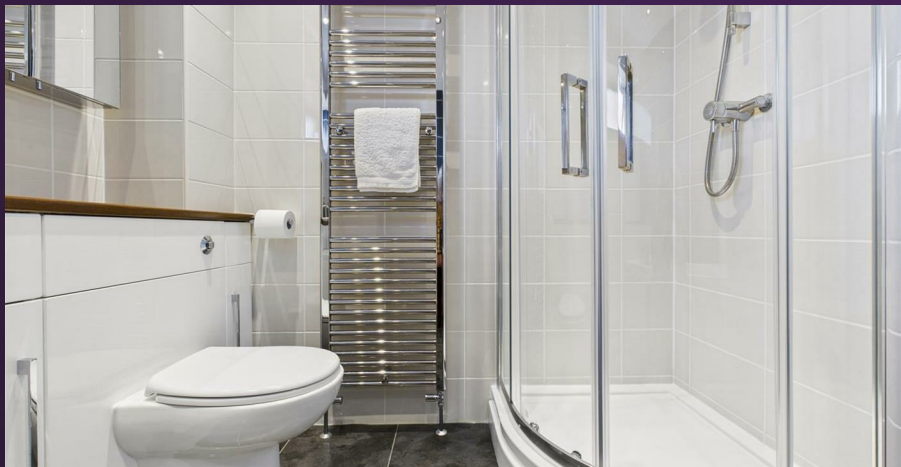


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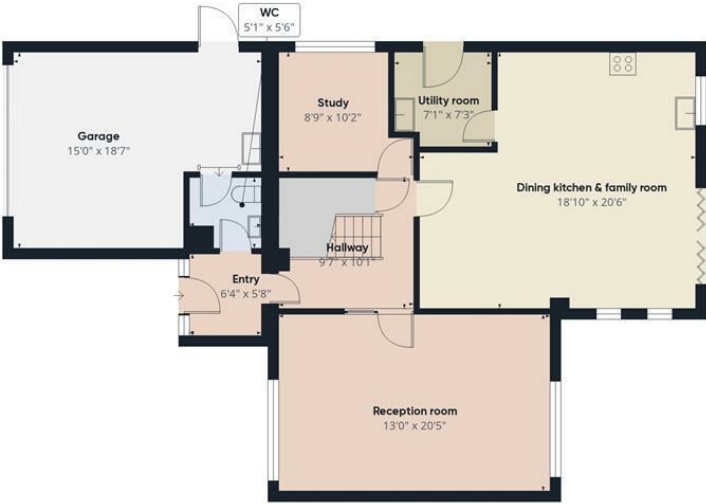
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25 EARNSHAW WAY  
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FLOORPLAN

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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1767 ft<sup>2</sup>

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

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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