

FOR  
SALE

34 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SJ  
£245,000



#### 3 BEDROOM FLAT/APARTMENT

- THREE BEDROOM GROUND FLOOR FLAT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- CONTEMPORARY LOUNGE KITCHEN DINER
- MODERN ENSUITE & BATHROOM WC
- FRONT TOWN GARDEN
- SECLUDED REAR YARD
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE, KITCHEN DINER  
39'4" x 32'9" x 49'2" x 36'1" + 32'9" x 0'0" x 22'11"

BEDROOM  
12'3" x 12'3"

EN SUITE  
8'7" x 7'1"

BEDROOM  
12'4" x 11'8"

BEDROOM  
9'5" x 11'7"

BATHROOM WC  
6'1" x 6'0"

FRONT GARDEN

REAR GARDEN

## 34 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SJ

This beautiful and characterful flat is situated on the ground floor and is perfectly located in a highly sought after residential location and is ideal for a range of buyers.

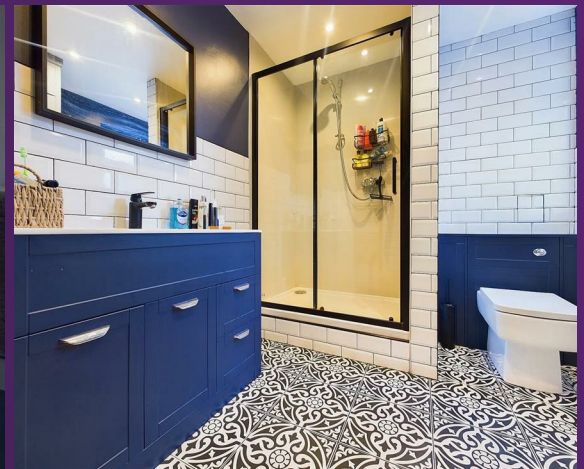
With over 915 square foot of accommodation this three bedroom flat consists of a welcoming entrance hallway with doors leading to a contemporary lounge kitchen diner with a range of units and solid wood worktops, a double oven, induction hob, chimney hood and integrated appliances including a fridge freezer and dishwasher. From the hallway there are three spacious bedrooms one with a modern ensuite and a beautiful bathroom WC with panelled bath and rainfall shower over, vanity washbasin and integrated WC. Externally the property benefits from a town front garden and a secluded rear yard.

The fabulous location and generous size of this property makes for an exciting opportunity which can only be truly 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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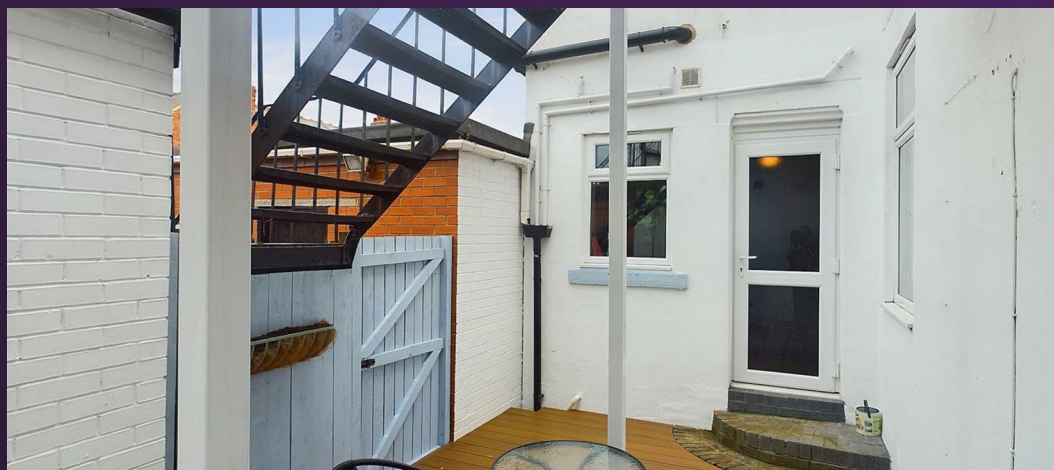
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#### SMOKE ALARMS

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) <b>A</b>		
(81-91) <b>B</b>	<b>76</b>	<b>77</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>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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