

FOR
SALE

2 ROWLINGTON WAY, WHITLEY BAY NE25 9GG
£635,000



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- WELL CONVERTED & PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- GENEROUSLY SIZED UTILITY ROOM & DOWNSTAIRS WC CONVERTED FROM PART OF GARAGE
- FAMILY BATHROOM & TWO ENSUITES
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM
17 x 12'8

RECEPTION ROOM
10'3 x 9'10

KITCHEN DINER
18'2 x 8'11 & 7'6 x 7'2

UTILITY ROOM
16'3 x 7'6

DOWNSTAIRS WC

LANDING

BEDROOM
12'6 x 12'3

ENSUITE
11'6 x 3'9

BEDROOM
12'5 x 11'5

ENSUITE
6'6 x 3'8

BEDROOM
11 x 8'8

BEDROOM
10'11 x 8'9

BEDROOM
9'8 x 9

BATHROOM
8'5 x 6'5

GARAGE
16'6 x 7'10

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Embleys are delighted to be instructed in the sale of this immaculately presented and well converted, detached house, built in 2017 and perfectly located on the popular West Park residential estate. It boasts a wealth of contemporary features and is ideal for a family.

With over 1700 square feet of accommodation set over two floors, this modern property consists of a spacious entrance hallway with stairs up to the first floor and doors to the reception rooms, kitchen and utility room. There are front facing and rear facing reception rooms and the contemporary kitchen diner easily accommodates a dining table and benefits from a good range of units with contrasting worktops and integrated appliances including eye level double oven, gas hob, chimney hood, dishwasher and instant boiling water tap. There is also space for an American style fridge freezer and French doors to the rear garden. Part of the original double garage has been converted to a very generously sized utility room with space for further appliances and door to the downstairs WC. To the first floor there five bedrooms, two with ensembles and one with fitted wardrobes. Both ensembles have walk in showers, washbasins and WCs. There is also a family bathroom benefitting from a bath with shower over, pedestal wash basin and low level WC. Externally there is an integral garage, solar panels, a front garden with driveway parking and a substantial rear garden with lawn and patio.

The amazing condition, generous size and superb layout 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 public transport.

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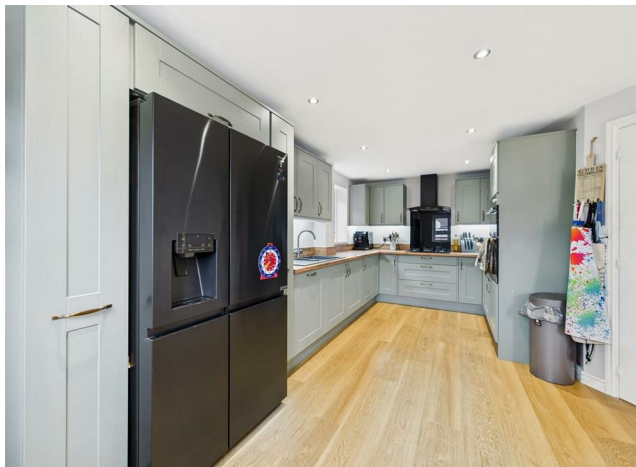
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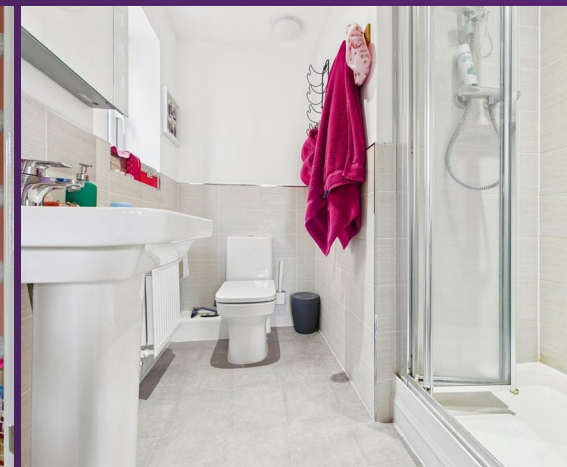
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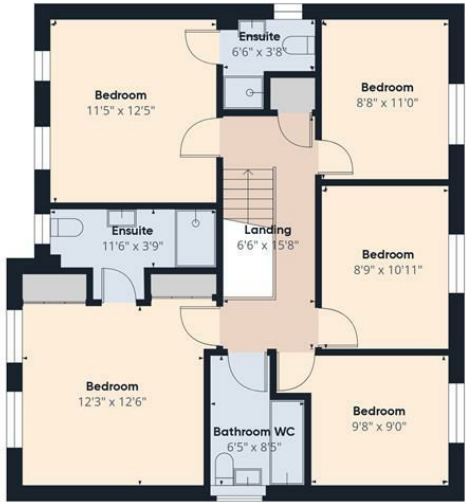


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1762.39 ft²
Reduced headroom
9.68 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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