

FOR
SALE

16 CRANESWATER AVENUE, WHITLEY BAY NE26 4NN
£389,950



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- WELL EXTENDED & WELL CONVERTED
- RECEPTION ROOM & DINING ROOM
- KITCHEN DINER & UTILITY ROOM
- GOOD SIZED SHOWER ROOM WC & SEPARATE WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
16'2 x 12'9

SUN ROOM
10'1 x 9'6

DINING ROOM
14'7 x 7'2

KITCHEN DINER
11'8 x 11'3

UTILITY ROOM
13'7 x 5'2

SEPARATE WC

BEDROOM ONE
15'9 x 11'4

BEDROOM TWO
12'9 x 11'4

SHOWER ROOM WC
10'4 x 5'10

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this lovely, semi detached bungalow which was built in the late 1950's and is perfectly located in a highly sought after residential area. It displays a variety of modern features with period charm, has no upper chain and is ideal for retirees.

With over 1180 square feet of accommodation on offer, this lovely property consists of a light and spacious hallway, a good sized reception room with feature stone fireplace and electric fire which is open to the light and airy sun room with French doors to the rear garden. The garage has been converted to provide a dining room with space for a six seater dining table leading to the utility room with units, worktops, spaces for appliances and access to the additional WC. The classic kitchen accommodates a dining table and benefits from a range of wood units with contrasting worktops, integrated eye level double oven, electric hob, dishwasher and extractor hood. There is also space for a fridge freezer and access to the dining room. There are two light and spacious double bedrooms with fitted wardrobes and a good sized shower room with walk in rainfall shower, countertop wash basin and integrated WC. Externally there is a low maintenance front garden with raised beds and driveway parking and a west facing rear garden with stone paved patio and raised beds with mature shrubs.

The generous size, 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, 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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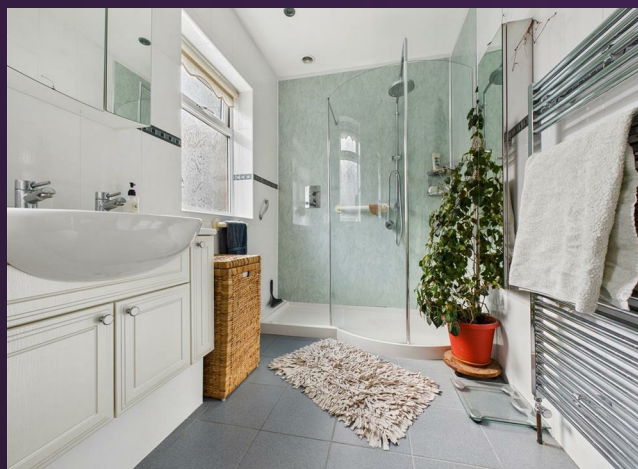
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SMOKE ALARMS

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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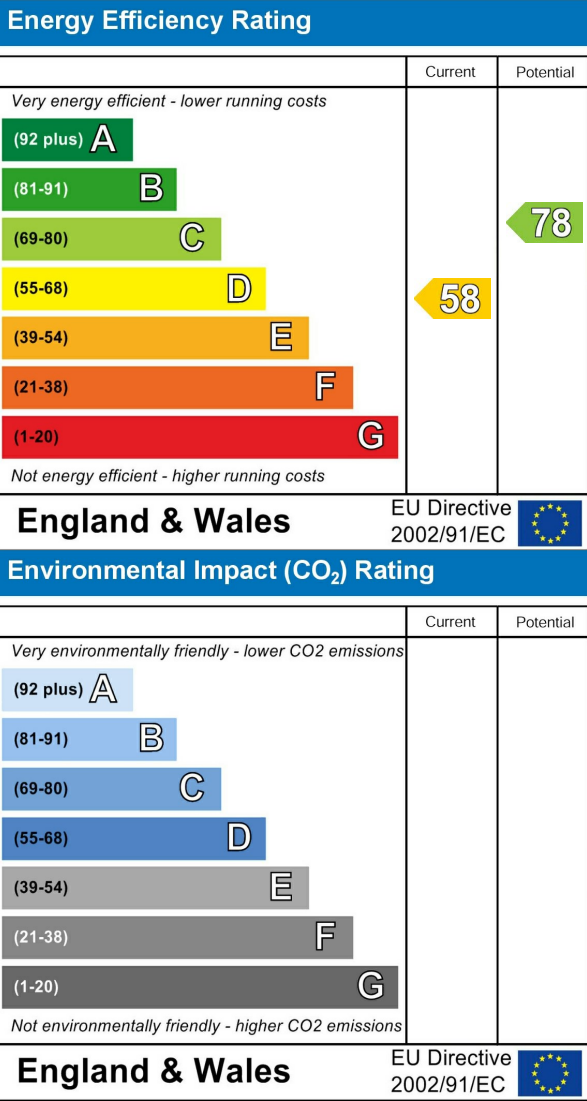
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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