

TO LET

14 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SL
£1,600 PER MONTH



4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE HOUSE
- COASTAL LOCATION
- OPEN PLAN KITCHEN DINER
- BATHROOM WC & DOWNSTAIRS WC
- TOWN FRONT GARDEN & REAR YARD
- AVAILABLE FROM END JULY & FURNISHED
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
14'9" x 14'3"

RECEPTION ROOM TWO
14'1" x 11'2"

KITCHEN DINER
9'11" x 7'3" + 15'11" x 9'10"

DOWNSTAIRS WC
3'2" x 9'8"

LANDING

BEDROOM ONE
14'6" x 12'4"

BEDROOM TWO
14'3" x 12'5"

BEDROOM THREE
10'3" x 6'3"

BEDROOM FOUR
10'1" x 6'8"

BATHROOM WC
6'0" x 9'10"

FRONT GARDEN

REAR YARD

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Embleys are delighted to be instructed to let this characterful mid terraced property, full of period charm which is perfectly located in a coastal area, available furnished, from the end of July, and ideal for a family.

With over 1465 square foot of accommodation set over two floors this beautiful home consists of a vestibule and entrance hallway with doors to two reception rooms and stairs leading to the first floor landing. There is a fabulous open plan kitchen benefitting from a good range of solid wood units with granite and quartz worktops and integrated appliances including an eye level double oven, hob, extractor hood and dishwasher with space for a fridge freezer with double doors leading to the rear yard. Also to the ground floor there is a downstairs WC complete with pedestal washbasin and low level WC, plumbing for a washing machine and a wall mounted boiler. To the first floor there are four bedrooms, one with built in wardrobes and also a family bathroom benefitting from a panelled bath with shower attachment, walk in rainfall shower, vanity washbasin with storage beneath and low level WC. Externally there is a town front garden and rear yard.

The fabulous location, perfect family feel, generous size and superb layout 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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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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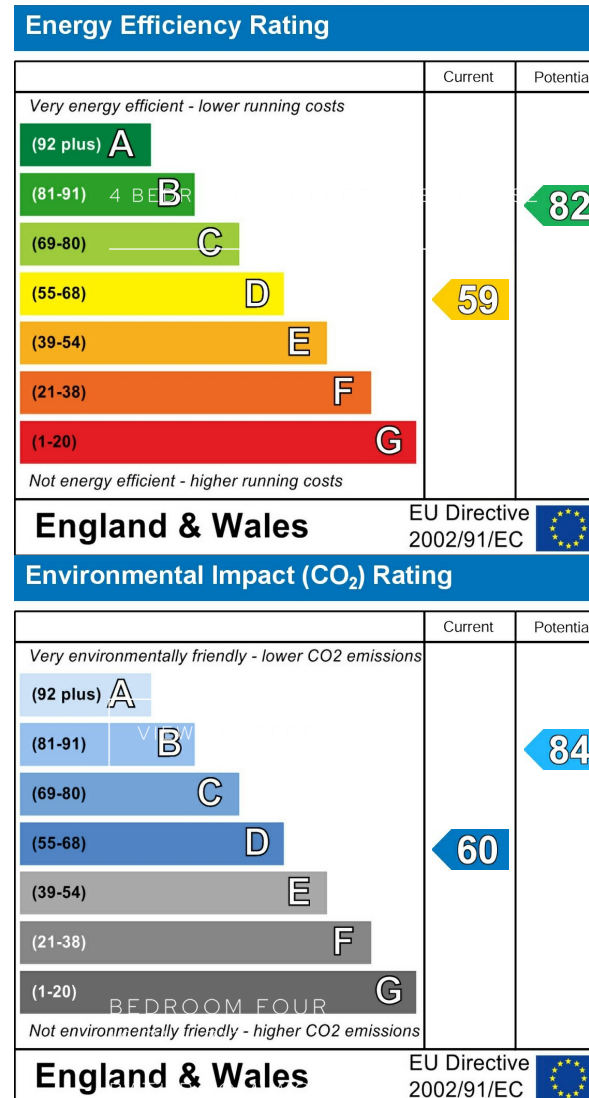
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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