

FOR  
SALE

110 QUEENS ROAD, WHITLEY BAY NE26 3AU  
£625,000



3 BEDROOM HOUSE - SEMI-DETACHED

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- THREE SPACIOUS RECEPTION ROOMS
- FABULOUS DINING KITCHEN
- DOWNSTAIRS WC
- FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- DETACHED GARAGE
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY  
11'9 x 6'9

RECEPTION ROOM  
13'4 x 12'2

SECOND RECEPTION ROOM

THIRD RECEPTION ROOM

DINING KITCHEN  
22'11 x 10'1

DOWNSTAIRS WC  
7'1 x 5'0

BEDROOM ONE  
13'2 x 10'3

BEDROOM TWO  
13'11x 12'1

BEDROOM THREE  
10'7 x 9'8

BATHROOM WC  
10'2 x 10

FRONT GARDEN

REAR GARDEN

DETACHED GARAGE TO REAR  
13'4 x 9'0

## 110 QUEENS ROAD, WHITLEY BAY NE26 3AU

Embleys are delighted to be instructed in the sale of this stunning and well extended three bedroom semi detached house which is perfectly located on one of the most sought after streets within the highly popular North Whitley Bay residential area. It boasts a wealth of modern and bespoke features with period charm and it is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this beautifully presented property consists of a grand and welcoming entrance hallway with a period stained glass door and window and stairs up to the first floor. There are doors to the reception rooms, dining kitchen and downstairs WC. The three reception rooms are elegant and spacious, one with a media wall and stylish bespoke cupboards to both recesses and the other with period marble fireplace with gas fire and open to the third reception room with lantern roof and doors to the rear garden. The fabulous, open plan dining kitchen easily accommodates a dining table and benefits from a vaulted roof and breakfast bar. The kitchen has a good range of units including full length cupboards, granite worktops and space for a range oven with chimney hood over, space for washing machine and fridge freezer and there is an integrated dishwasher. The downstairs WC is complete with wall mounted wash basin and low level WC. To the first floor there are three spacious bedrooms, a stylish and spacious bathroom benefitting from a period roll top bath, walk in shower, pedestal wash basin and low level WC. Externally there is a detached garage and a front garden with driveway parking and mature shrubs. The substantial rear garden is secluded with ample seating spaces including a sun house, lawns with mature planted borders. and fruit trees.

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.

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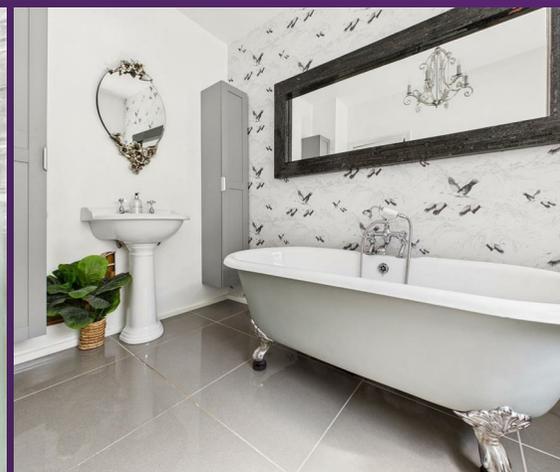
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#### SMOKE ALARMS

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>67</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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