

FOR
SALE

38A ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SJ
£259,950



2 BEDROOM MAISONETTE

- TWO BEDROOM UPPER MAISONETTE
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- CONTEMPORARY BATHROOM WC
- REAR YARD
- EPC RATING B

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VESTIBULE

ENTRANCE HALLWAY

LANDING

RECEPTION ROOM
16'1 x 12'4

KITCHEN
10'8 x 7'1

BEDROOM
10'2 x 10'1

2ND FLOOR LANDING

BEDROOM
18'9 x 12'2

BATHROOM WC
8'3 x 7'3

REAR YARD

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Embleys are delighted to be instructed in the sale of this lovely two bed upper maisonette located in the highly sought after North Whitley bay residential area.

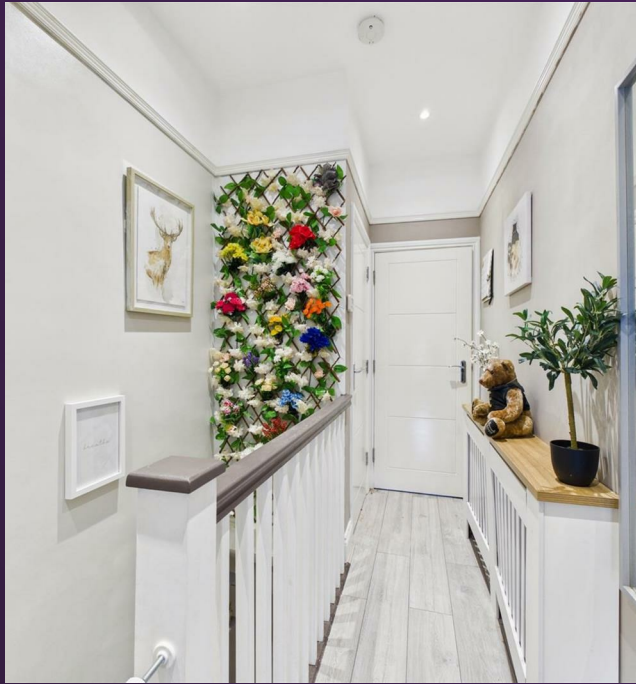
Ilfracombe Gardens is ideally positioned for the wealth of amenities Whitley Bay has to offer, with the town centre, Metro station and coastline all within easy reach. A fantastic selection of independent cafés, restaurants, bars and shops can be found nearby, together with well-regarded schools and excellent transport connections. Whitley Bay's beach and seafront are also within walking distance, making this a superb home for those looking to enjoy everything this popular coastal location has to offer.

The property offers modern features, suiting a wide range of buyers, with a superb layout.

There's a communal vestibule to an entrance hallway with stairs leading up to the first floor landing. The spacious reception room has stairs up to the second floor and the modern kitchen benefits from a good range of units with contrasting worktops, integrated single oven, induction hob, chimney hood. There are external stairs down to the rear yard. There's also a spacious bedroom on this floor with fitted wardrobes. To the top floor there is another spacious and light bedroom, as well as a contemporary bathroom benefitting from an integrated bath with shower over, vanity wash basin and low level WC. Externally there is a rear yard with access to the rear lane.

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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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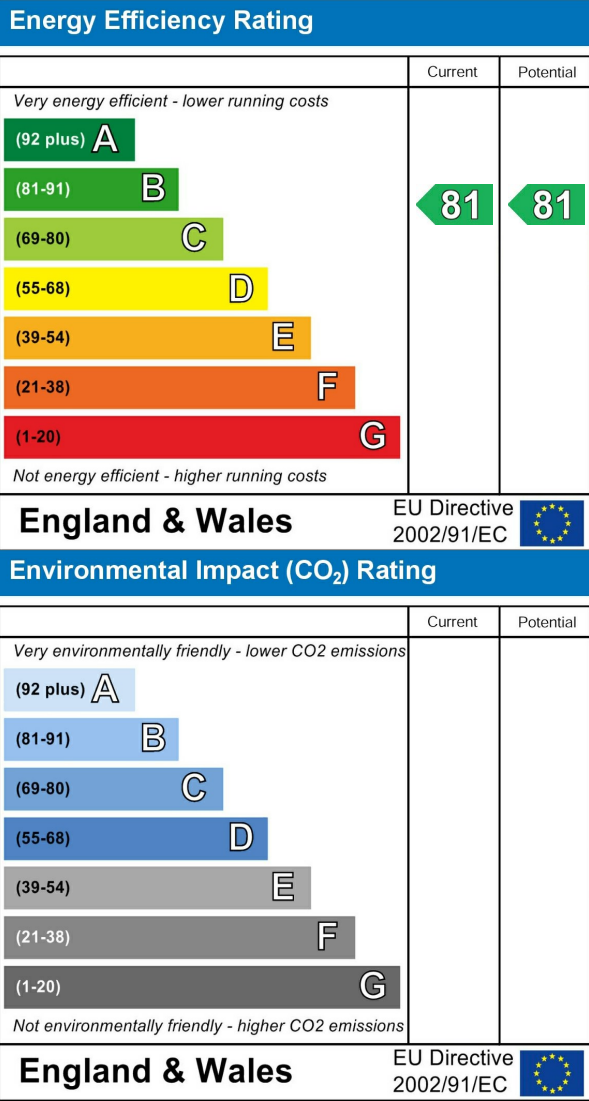
YOU'LL BE SOLD ON EMBLEYS

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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