

FOR
SALE

13 BOURNEMOUTH GARDENS, WHITLEY BAY NE26 1QQ
£675,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- RECENTLY RENOVATED TO A HIGH STANDARD
- TWO SPACIOUS RECEPTION ROOMS
- DINING ROOM & NEWLY FITTED KITCHEN
- DOWNSTAIRS WC
- NEWLY FITTED BATHROOM & SEPARATE WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'10 x 13'10

RECEPTION ROOM
15'11 x 12'8

DINING ROOM
12'7 x 8'4

KITCHEN
14 x 9'11

DOWNSTAIRS WC
5'6 x 2'7

LANDING

BEDROOM
14 x 13

BEDROOM
14'1 x 12

BEDROOM
10'8 x 10

BEDROOM
8'10 x 8'1

BATHROOM
10 x 6'2

SEPARATE WC

GARAGE
16'9 x 8'5

FRONT GARDEN

REAR GARDEN

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A truly impressive four bedroom semi detached home, originally built in the 1920s and comprehensively refurbished by the current owner to an exceptional standard. Immaculately presented throughout, this beautiful property combines period charm with contemporary style and is ideally positioned within the sought after North Whitley Bay.

A vestibule opens into a light ,welcoming entrance hallway, with stairs to the first floor, doors to two reception rooms and downstairs WC. Both reception rooms are beautifully proportioned and filled with natural light. The front features a bay window incorporating upper period stained glass panes and a recess to the chimney breast, while the rear has a fireplace, picture window with leaded panes and stained glass above, providing access to the kitchen, dining room and garden.

The newly fitted contemporary kitchen features sleek units, Quartz worktops and integrated appliances including eye level oven, induction hob, contemporary extractor, fridge freezer, dishwasher and washing machine. A breakfast bar and door to the side add practicality.

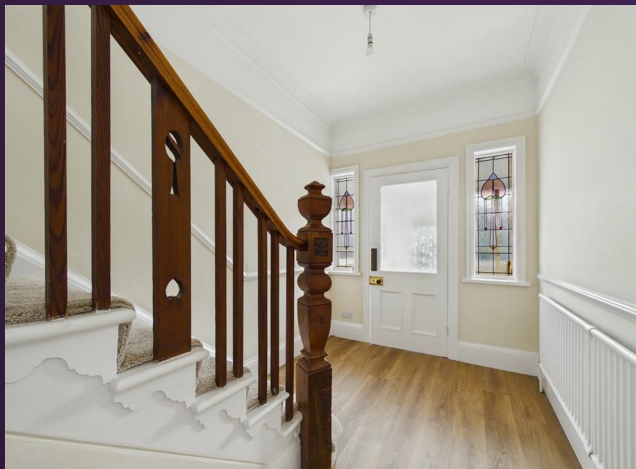
The spacious first floor landing features another beautiful period stained glass window and leads to four generous bedrooms. The principal bedroom has a bay window, while both front-facing bedrooms benefit from period stained glass upper panes and elevated sea views. A stunning newly fitted bathroom offers a larger style bath with central mixer tap, walk in rainfall shower, vanity washbasin with drawers and stylish matt black fittings, complemented by a separate WC.

Externally, there is a front garden with lawn, mature shrubs and driveway parking, an attached garage, and a private rear garden with lawn, mature planting and raised decking.

North Whitley Bay is highly regarded for its attractive residential streets, coastal setting and excellent access to the town centre, seafront, local amenities and schools. With elevated sea views from the front, the location offers a wonderful coastal life.

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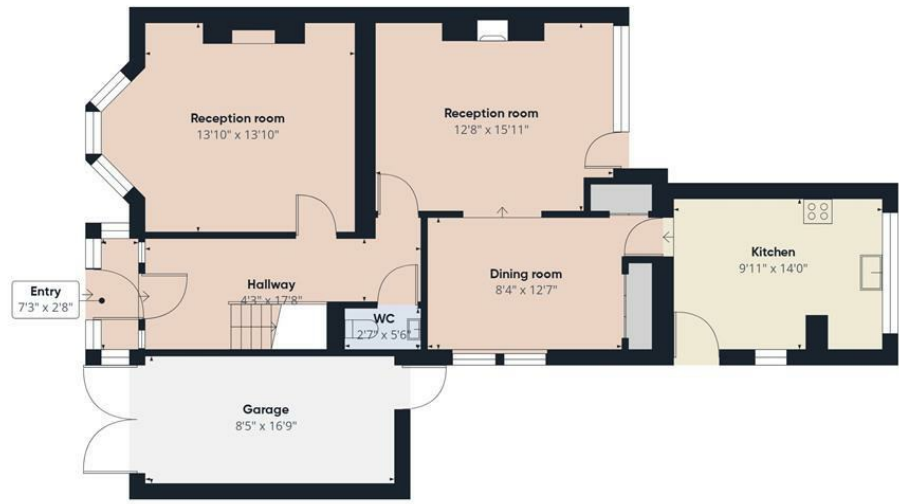
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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