

FOR
SALE

33 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA
£475,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- MODERN BATHROOM & SEPARATE WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14'2 x 12'9

RECEPTION ROOM
14'1 x 12'1

KITCHEN DINER
22'1 x 8'11

LANDING

BEDROOM
13'6 x 12'11

BEDROOM
14'1 x 13'1

BEDROOM
8'1 x 8'1

BATHROOM WC
8'1 x 7'7

FRONT GARDEN

REAR GARDEN

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This lovely, semi detached house was built circa 1914 and is perfectly located in the highly sought after North Whitley Bay residential area. It displays a variety of period features, has no upper chain and is ideal for a family.

With over 1250 square feet of accommodation set over two floors, this well presented property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the reception rooms and kitchen diner. Both reception rooms are generously sized with feature fireplaces, the front facing room has a bay window and the rear room has French doors leading to the rear garden. The classic, open plan kitchen diner easily accommodates a dining table and benefits from a range of units with contrasting worktops and spaces for a cooker, fridge, freezer and washing machine. To the first floor there are two good sized, double bedrooms with fitted wardrobes, a smaller third bedroom, a separate WC and a modern bathroom benefitting from a free standing bath, walk in shower and pedestal wash basin. Externally there is a low maintenance front garden with driveway and a south facing rear garden with lawn, patio, shed and mature shrubs.

The generous size, fabulous location and huge potential 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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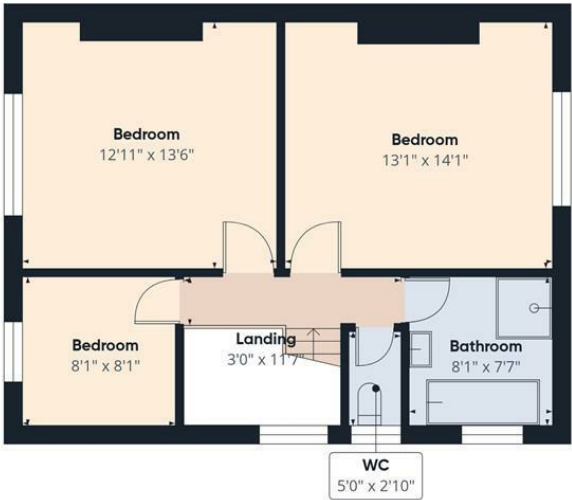
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1277 ft²
Reduced headroom
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360

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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 | 58 | 68 |
| (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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