

FOR
SALE

11 QUEENS ROAD, WHITLEY BAY NE26 3AN
£950,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- FABULOUS DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH ENSUITE & DRESSING ROOM
- FAMILY BATHROOM WC & SECOND FLOOR SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
21 x 14

DINING KITCHEN & FAMILY ROOM
27'5 x 22'7

UTILITY ROOM
7'7 x 7'2

DOWNSTAIRS WC

BEDROOM ONE
17'8 x 12'11

ENSUITE & DRESSING ROOM
10'5 x 8'4

BEDROOM TWO
20'10 x 12'11

BEDROOM THREE
11'1 x 11

BATHROOM WC
8'9 x 7'4

BEDROOM FOUR
16'9 x 12'9

BEDROOM FIVE
12'10 x 10'2

SECOND FLOOR SHOWER ROOM
6'5 x 5'11

FRONT GARDEN

REAR GARDEN

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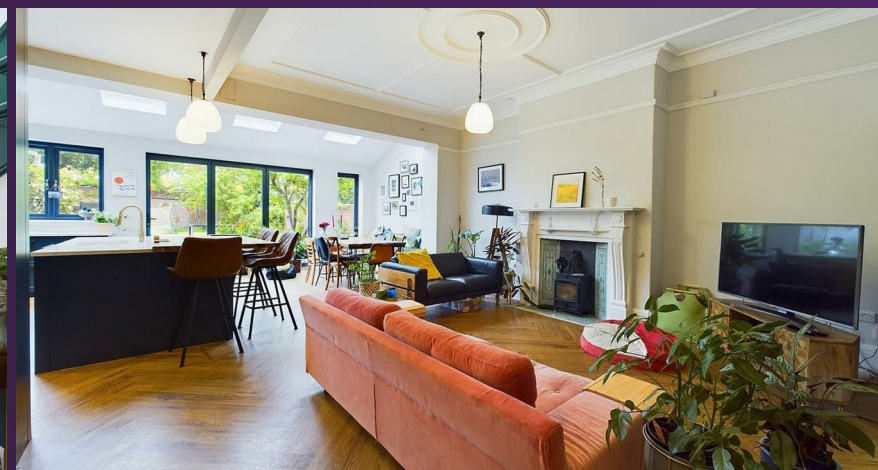
Embleys are proud to offer to the sale market this superb, semi detached house perfectly located on one of the most sought after streets in North Whitley Bay. It boasts a wealth of bespoke and period features and is ideal for family looking for contemporary home.

With over 2300 square foot of accommodation set over three floors this fantastic property comprises of vestibule with beautiful period stained glass windows and a cloakroom leading to the grand entrance hallway. The front reception room is elegant with a period decorative ceiling and feature fireplace with wood burner. There is a fabulous dining kitchen and family room with a lounge area, including another period fireplace, as well as space for an eight seater dining table. There is an impressive range of bespoke units with granite worktops and integrated appliances including double ovens, induction hob with a gas burner, space for an American style fridge freezer and a built in pantry cupboard with auto lighting. The substantial Island includes a sink, dishwasher, bin storage and a breakfast bar. The utility room includes more units, a sink and space for a washing machine and tumble dryer, leading to the downstairs WC with countertop wash basin. To the first floor there are three spacious bedrooms, two with period fireplaces and the principal with a dressing room and ensuite with fitted wardrobes, walk in rainfall shower, countertop washbasin and integrated WC. To this floor there is also the family bathroom with bath, walk in rainfall shower, vanity washbasin and integrated WC. The top floor offers two further bedrooms and a shower room with walk in shower, wall mounted wash basin and integrated WC. Externally there is a front garden with driveway parking and a beautiful West facing rear garden.

The amazing condition, generous size and fabulous location of this property can only truly be appreciated by a visit.

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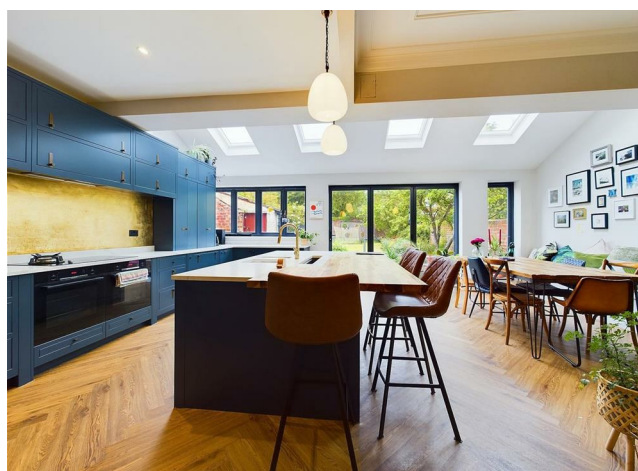
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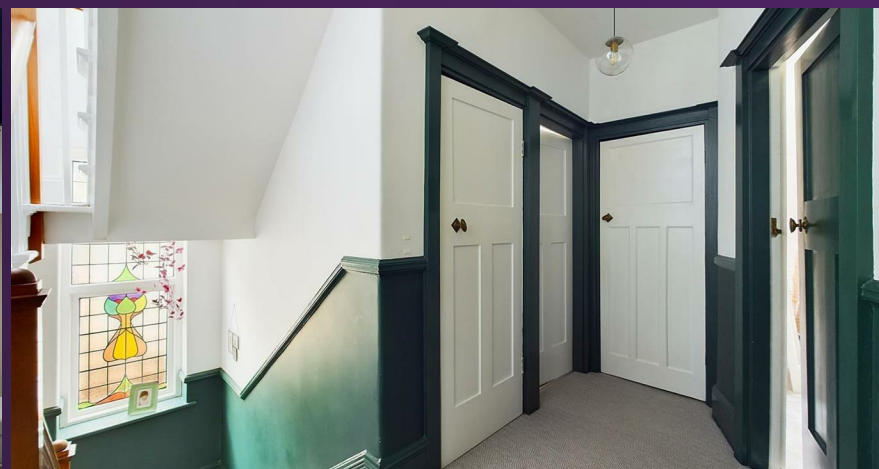
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SMOKE ALARMS

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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