

FOR
SALE

1 ALMA PLACE, WHITLEY BAY NE26 2EQ
£259,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM WC
- WEST FACING REAR YARD
- NO UPPER CHAIN
- EPC RATING PENDING

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
13'9 x 12'7
RECEPTION ROOM
13'3 x 12'6

KITCHEN
14'4 x 6
LANDING
BEDROOM
13'11 x 12'5
BEDROOM
13'1 x 12'6

BEDROOM
8'4 x 6'3
BATHROOM WC
6'2 x 6'1
REAR YARD

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Situated in the heart of sought-after Whitley Bay, this charming three-bedroom double-fronted end-terrace home offers an exciting opportunity to acquire a well-presented property with no upper chain. Ideally located within easy reach of the town centre, award-winning beaches, independent cafés, restaurants, excellent schools and convenient transport links, Whitley Bay continues to be one of the North East's most desirable coastal locations, making this home perfect for a wide range of buyers including first-time purchasers, families, downsizers and investors alike.

The property enjoys a traditional double-fronted façade and offers spacious accommodation throughout with excellent potential for a new owner to personalise further if desired. A vestibule leads into the entrance hallway, where stairs rise to the first floor and doors provide access to the principal ground floor rooms. Both reception rooms are generously proportioned, offering versatile living and dining spaces, ideal for everyday family life or entertaining guests.

The modern kitchen is fitted with a range of wall, base and drawer units complemented by contrasting work surfaces, an integrated hob and space for additional appliances, creating a practical and stylish workspace.

To the first floor are two well-proportioned double bedrooms, a smaller third bedroom, and a family bathroom fitted with a walk-in shower, pedestal wash hand basin and low-level WC.

Externally, the property benefits from a private west-facing rear yard, with the added convenience of an outhouse for useful storage.

Offering a fantastic combination of space, location and future potential, this attractive home presents a wonderful opportunity to enjoy coastal living in one of Whitley Bay's most popular residential areas. Early viewing is highly recommended.

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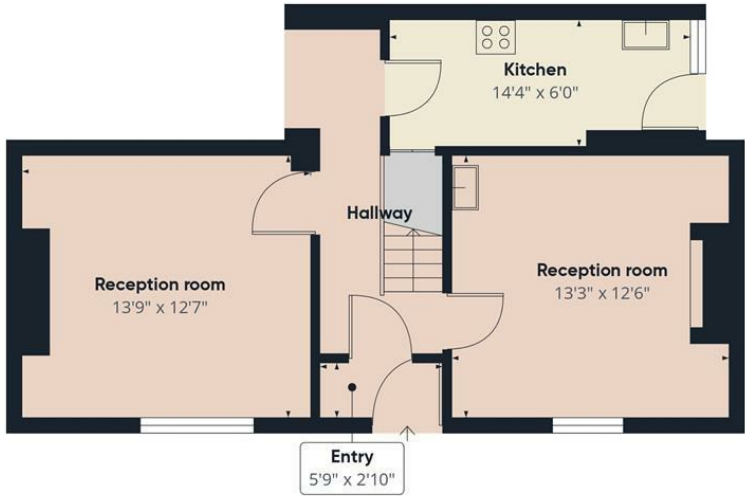


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Floor 0



Floor 1



Approximate total area⁽¹⁾
890 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.

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		
(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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