

FOR
SALE

17 HAWTHORN GARDENS, WHITLEY BAY NE26 3PQ
£895,000



5 BEDROOM HOUSE - SEMI-DETACHED

- STUNNING FIVE BEDROOM SEMI DETACHED HOUSE
- RECENTLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- RECEPTION ROOM & SNUG
- DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- BEAUTIFUL FAMILY BATHROOM & THREE ENSUITES
- DOUBLE DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
16'2 x 13'11

SNUG
11'2 x 9'3

DINING KITCHEN & FAMILY ROOM
23'9 x 12'9 & 12'6 x 10'3

UTILITY ROOM
10'3 x 5'10

DOWNSTAIRS WC

BEDROOM
14 x 13'11

ENSUITE

BEDROOM
14'5 x 11'6

ENSUITE

BEDROOM
10'11 x 8'11

BEDROOM
10'10 x 8'9

BATHROOM WC
8'5 x 6'9

BEDROOM
21'5 x 15'6

ENSUITE
8'10 x 8'4

GARAGE
18'11 x 17'7

FRONT GARDEN

REAR GARDEN

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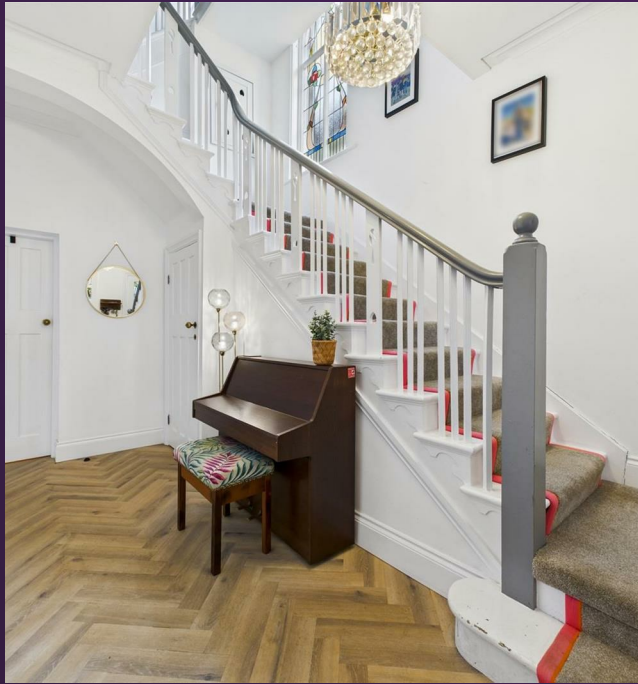
Embleys are delighted to be instructed in the sale of this immaculately presented, recently renovated, semi detached house, built circa 1925 and perfectly located in a highly sought after residential area. It boasts an abundance of contemporary features with period charm and is ideal for a family.

With over 2100 square feet of accommodation set over three floors, this superb property consists of a vestibule with period stained glass door leading to the hallway with staircase and doors to the reception room, snug, dining kitchen and downstairs WC. The grand, spacious reception room has a period decorative ceiling, built in storage and a feature contemporary fire. The fantastic dining kitchen and family room easily accommodates a dining table as well as a lounge area and Island. The kitchen benefits from an impressive range of units with granite worktops, space for range oven with extractor hood and integrated fridge freezer and dishwasher. This Island includes the dishwasher, base units, integrated bin storage and breakfast bar. There are Bi-folding doors to the rear garden and there is a utility room with further units, washing machine and dryer. To the first floor there are four spacious bedrooms, two with fitted wardrobes and contemporary ensembles with walk in showers and vanity washbasins. There is a beautiful family bathroom with a double walk in rainfall shower, countertop washbasin and WC. The top floor features the fabulous main bedroom which has fitted wardrobes, built in storage, a slipper bath and an ensuite with walk in shower, vanity washbasin, WC and feature lighting. Externally there is a detached double garage which is currently used as a games room, a well maintained front garden with driveway parking for up to two cars and a south facing rear garden with artificial lawn, paved patio and mature shrubs.

The amazing condition, superb layout and location of this property makes for an exciting opportunity which can only be appreciated by a visit.

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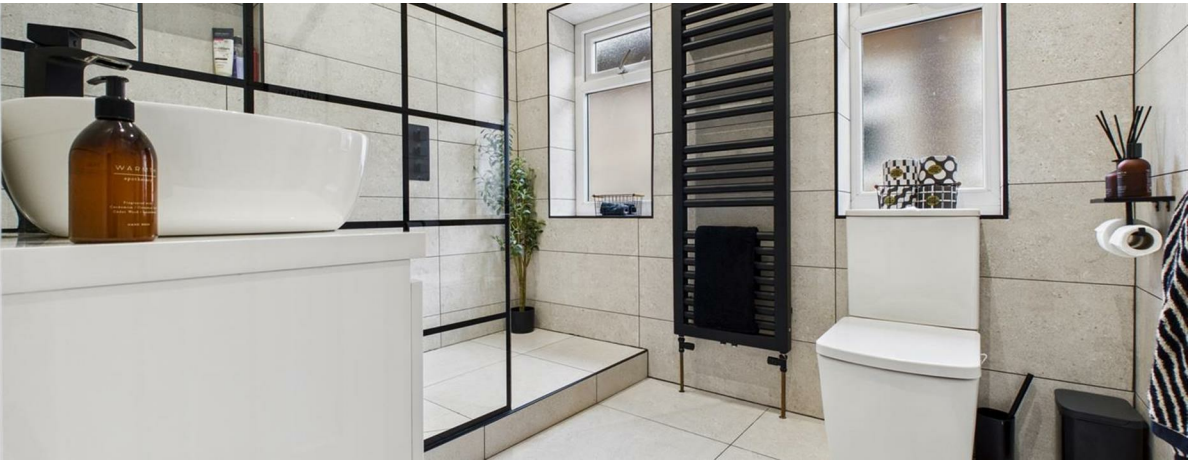
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SMOKE ALARMS

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		
(69-80) C		75
(55-68) D	55	
(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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