

FOR
SALE

42 HARTLEY AVENUE, WHITLEY BAY NE26 3NT
£535,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & WELL CONVERTED
- RECEPTION ROOM & LOUNGE DINER
- CLASSIC KITCHEN
- DOWNSTAIRS WC
- BATHROOM & SEPARATE WC
- ATTACHED GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
13'7 x 11'9
LOUNGE DINER
19'2 x 9'9 & 11'10 x 11'5
KITCHEN
15 x 6'11
DOWNSTAIRS WC

LANDING
BEDROOM
11'10 x 10'7
BEDROOM
13'11 x 10'5
BEDROOM
15'11 x 7'3
BEDROOM
8'10 x 6'10

BATHROOM
6'11 x 6'1
SEPARATE WC
GARAGE
17'3 x 7'11
FRONT GARDEN
REAR GARDEN

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On the highly sought-after Hartley Avenue in Whitley Bay, this well-extended and converted 1930s semi-detached home offers generous family accommodation, charming period features and future potential. Available with no upper chain, this well-presented property enjoys a fantastic location backing directly onto Churchill Playing Fields.

Whitley Bay remains one of the North East's most desirable coastal towns, renowned for its award-winning beaches, excellent schools, vibrant town centre, popular cafés and restaurants, and superb transport links, making it an ideal place for families and professionals alike.

There is a vestibule leading into an entrance hallway, complete with a useful cloaks cupboard, staircase to the first floor and access to the principal ground floor rooms. To the front is a stylish reception room featuring a bay window, while to the rear a spacious lounge diner provides ample room for both relaxing and entertaining. This space benefits from a gas fire, room for a dining table, sliding doors to the rear garden.

The classic kitchen is fitted with a good range of units, contrasting worktops, an integrated eye-level double oven, electric hob and extractor hood, together with spaces for a dishwasher, fridge freezer, washing machine and tumble dryer. A roof lantern enhances the natural light, and a door provides access to the garden. A downstairs WC completes the ground floor.

To the first floor are three generous double bedrooms. One benefits from fitted wardrobes and a dressing table, while two enjoy lovely views across Churchill Playing Fields, including a bay window to one room and a dual-aspect bedroom. There is a fourth smaller bedroom and the family bathroom comprises a bath, pedestal wash basin and built-in cupboard, with a separate WC adjacent.

Externally, the property boasts an attached garage, driveway parking and a front garden. To the rear is a substantial, secluded garden, beautifully maintained with a lawn, mature planting and borders.

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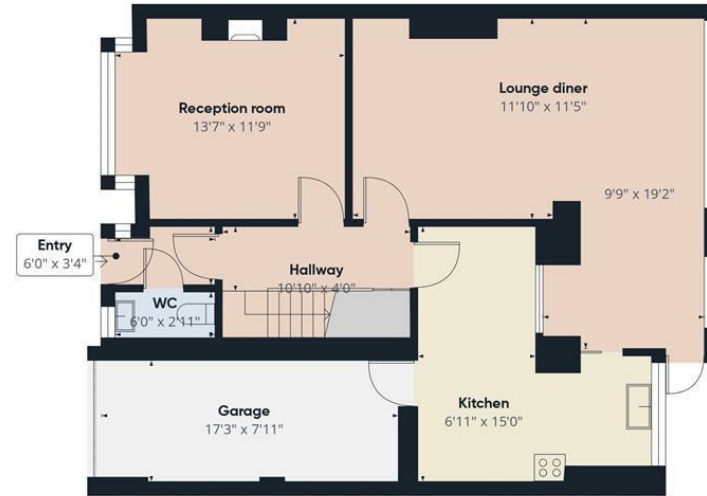
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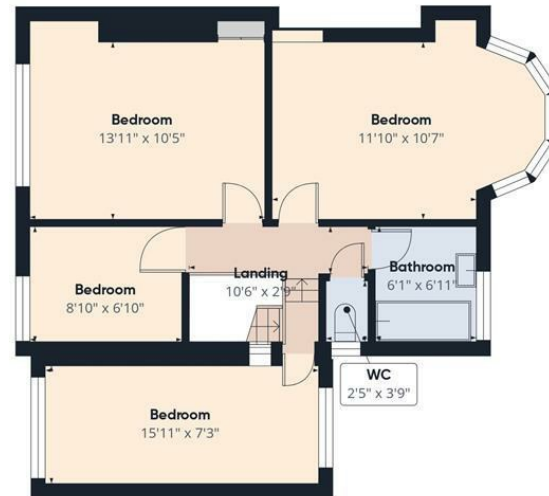
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1445 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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