

FOR  
SALE

25 GLENDALE AVENUE, WHITLEY BAY NE26 1RX  
£675,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & IMMACULATELY PRESENTED
- SPACIOUS RECEPTION ROOM
- FABULOUS OPEN PLAN DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM
- FRONT GARDEN WITH DRIVEWAY PARKING
- SIDE & REAR GARDENS
- EPC RATING C

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#### VESTIBULE

#### ENTRANCE HALLWAY

RECEPTION ROOM  
21'3 x 13

DINING KITCHEN  
21 x 10'4 & 16'11 x 9'5

UTILITY/DOWNSTAIRS WC

#### LANDING

BEDROOM ONE  
15'7 x 13'2

BEDROOM TWO  
12'5 x 11'2

BEDROOM THREE  
12'10 x 7'8

BEDROOM FOUR  
10'6 x 9'7

BATHROOM WC  
10'7 x 5'9

FRONT & SIDE GARDENS

REAR GARDEN

## 25 GLENDALE AVENUE, WHITLEY BAY NE26 1RX

Embleys are delighted to be instructed in the sale of this beautiful and well extended, semi detached house built in 1904 and perfectly located in a highly desirable coastal and residential area on a corner plot. It boasts a wealth of bespoke, contemporary features with period charm and is ideal for a family.

With over 1600 square foot of accommodation set over two floors this fantastic home comprises of a vestibule and spacious entrance hallway with stairs up to the first floor and doors to the reception room and dining kitchen. The substantial reception room has a beautiful period feature fireplace and bay window providing a dual aspect. The fabulous, extended dining kitchen is open plan and contemporary with space for a family dining table as well as an Island with breakfast bar and a lounge area. There is an impressive range of high gloss units with stone worktops, integrated appliances including eye level double oven, induction hob, dishwasher, larder fridge, freezer and wine cooler, and Bi-folding doors to the rear garden. The utility room has space for a washing machine and tumble dryer, low level WC and vanity wash basin. To the first floor there are four bedrooms and a stylish family bathroom benefitting from double ended freestanding bath, walk in rainfall shower, vanity wash basin and low level WC. Externally there is a front garden with driveway parking, side garden and laid to lawn rear garden with patio.

The amazing condition, exceptional features, generous size and fabulous location 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.



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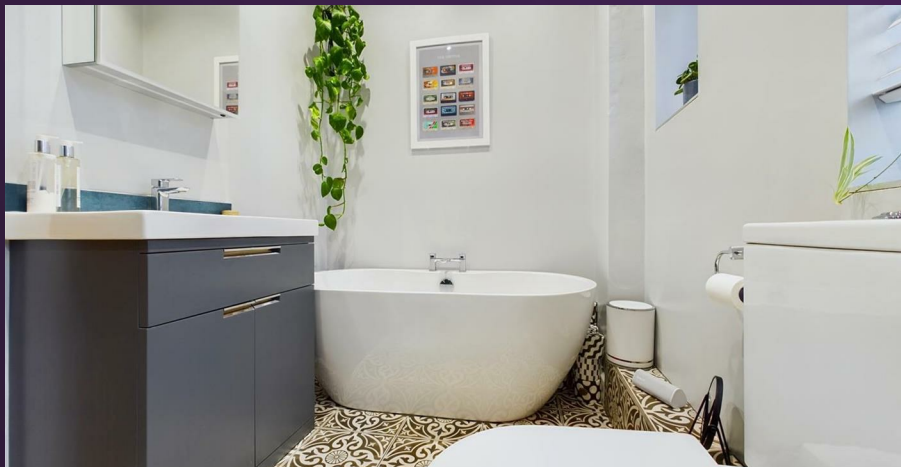


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25 GLENDALE AVENUE  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1683.48 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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