

**L**  
FOR  
SALE

43 TURNBERRY, WHITLEY BAY NE25 9YE  
£235,000



ENTRANCE HALLWAY

RECEPTION ROOM  
13'3 x 12'5

RECEPTION ROOM  
8'11 x 8

KITCHEN  
8'10 x 7'3

LANDING

BEDROOM  
10'2 x 9

BEDROOM  
10 x 6'10

BEDROOM  
8'8 x 6'10

BATHROOM/WC  
6'7 x 6'4

FRONT GARDEN

REAR GARDEN

3 BEDROOM HOUSE - END TERRACE

- THREE BEDROOM END TERRACE HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CLASSIC KITCHEN
- MODERN BATHROOM/WC
- FRONT GARDEN WITH DRIVEWAY/PARKING
- SECLUDED REAR GARDEN
- EPC RATING C

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## 43 TURNBERRY, WHITLEY BAY NE25 9YE

This lovely, end terrace house is perfectly located in a sought after residential location. It displays a variety of modern features and is ideal for a range of buyers.

With over 650 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and doors to a reception room. The modern front facing reception room features a fireplace and door to the second reception room which has French doors leading to the rear garden and an archway to the kitchen. The classic kitchen benefits from a range of units with contrasting worktops, integrated oven, hob, extractor hood and spaces for a fridge freezer, dishwasher and washing machine. To the first floor there are three bedrooms, one with fitted wardrobes, and a modern bathroom including bath with shower over, vanity wash basin and low level WC. Externally there is a front garden with driveway parking and a secluded rear garden with patio and lawn.

The superb layout 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 from retirees to families, from young couples to single professionals.

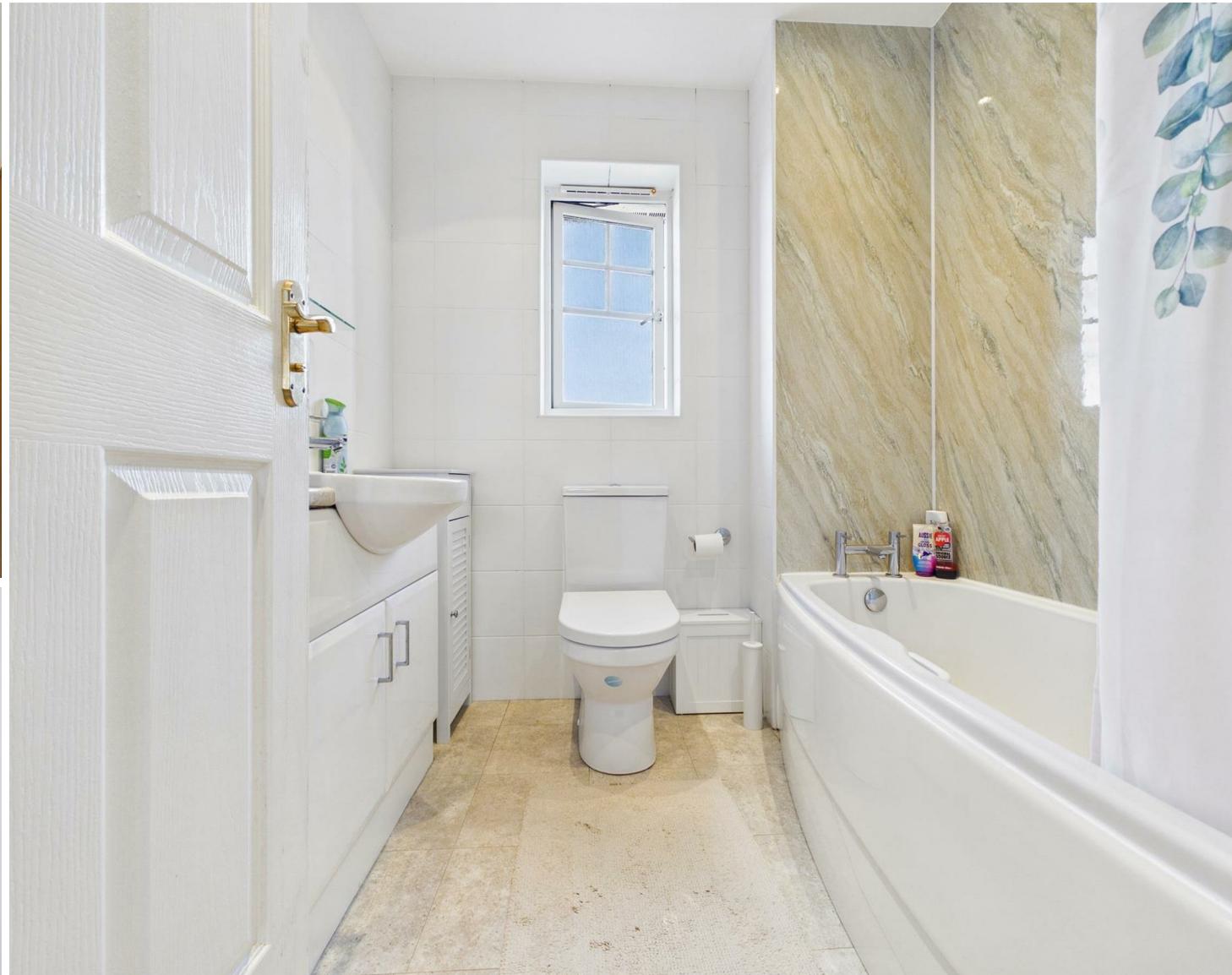
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EMBLEYS  
ESTATE  
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#### SMOKE ALARMS

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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EMBLEYS  
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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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		

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