

FOR
SALE

37 NORTH RIDGE, WHITLEY BAY NE25 9XT
£565,000



3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE, DINING ROOM & CONSERVATORY
- MODERN KITCHEN
- FAMILY BATHROOM WC & ENSUITE
- ATTACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE
ENTRANCE HALLWAY
LOUNGE
17'11 x 11'11
DINING ROOM
11'3 x 7'8
CONSERVATORY
15'4 x 7'3

KITCHEN
11'5 x 9'10
BEDROOM ONE
15'1 x 8'7
ENSUITE
7'2 x 5'6
BEDROOM TWO
13'9 x 9'3

BEDROOM THREE
11'8 x 8'0
BATHROOM WC
6'10 x 6'2
GARAGE
18'0 x 17'0
FRONT GARDEN
REAR GARDEN

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Embleys are delighted to be instructed in the sale of this well presented, detached bungalow which was built in the 1990's and is perfectly located on a quiet cul de sac within a highly sought after residential area. It boasts wealth of modern features, has no upper chain and is ideal for a family or retirees.

With over 1480 square feet of accommodation on offer, this lovely property consists of a vestibule and spacious hallway with two storage cupboards and doors to the lounge, bedrooms and bathroom. The generously sized lounge has a feature fireplace, bay window and doors to the dining room. There is a light and airy conservatory and the classic kitchen has a good range of units with contrasting worktops and integrated appliances including single oven, gas hob, fridge freezer and dishwasher. There are three bedrooms, the principal room has fitted wardrobes and an ensuite with walk in shower, vanity wash basin and integrated WC. There is also a family bathroom benefitting from a bath with shower over, vanity washbasin and integrated WC. Externally there is an attached double garage with electric door, a front garden with driveway parking for multiple cars and a good sized and secluded rear garden with lawn and mature shrubs.

The generous size, huge potential 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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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	69	78
(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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