

FOR
SALE

26 WINDSOR GARDENS, WHITLEY BAY NE26 3BG
£365,000



3 BEDROOM HOUSE - TERRACED

- BEAUTIFUL THREE BEDROOM TERRACE HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- STYLISH LOUNGE
- OPEN PLAN KITCHEN DINER
- MODERN BATHROOM WC
- FRONT TOWN GARDEN
- REAR YARD
- EPC RATING C

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HALLWAY

LOUNGE
12'3 x 11'11

KITCHEN DINER
17'2 x 12'3 + 6'7 x 5'8

LANDING

BEDROOM
12'5 x 11'11

BEDROOM
12'5 x 11'11

BEDROOM
7'5 x 5'7

BATHROOM WC
9'5 x 5'9

FRONT GARDEN

REAR YARD

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This beautiful and characterful, mid terrace property is perfectly located within a much sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 900 square foot of accommodation set over two floors this lovely property comprises of spacious entrance hallway with under stairs storage, door to the stylish lounge and kitchen. The open plan kitchen and dining area has a range of units with contrasting worktops. Integrated appliances include single oven, gas hob with a chimney hood and there are French doors that lead to the rear yard. To the first floor there are three bedrooms, two with feature fireplaces. There is also a modern, family bathroom benefitting from roll top bath with telephone style shower attachment, pedestal wash basin and a low level WC. Externally the property has a front town garden with mature shrubs and a private rear yard.

The generous size, 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.

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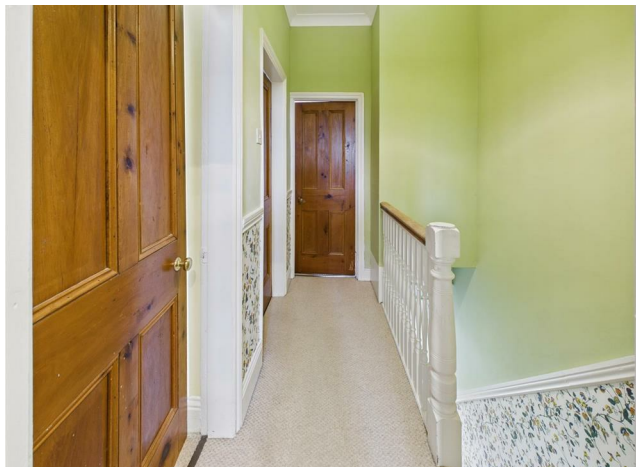
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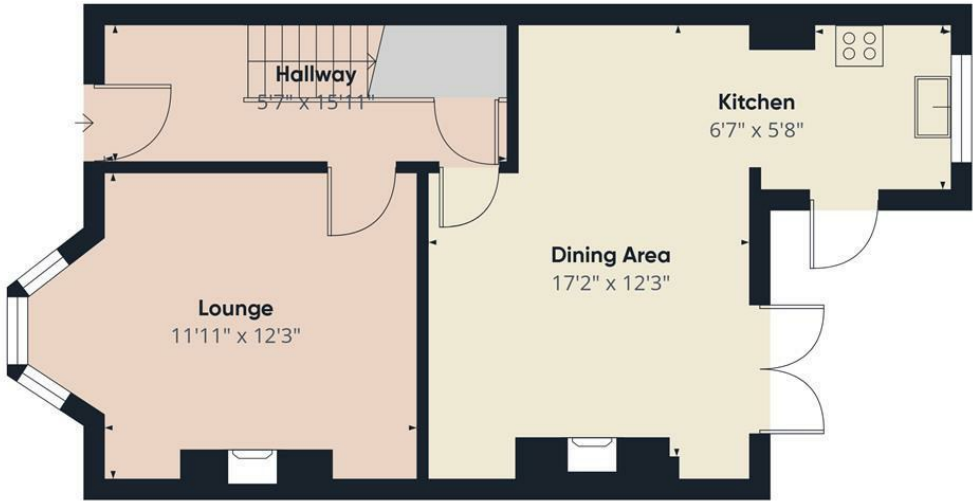
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Floor 0



Floor 1

Approximate total area⁽¹⁾
909 ft²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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) A		
(81-91) B		86
(69-80) C	71	
(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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