

**2 KEW GARDENS**  
**WHITLEY BAY NE26 3LY**  
**£315,000**

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- **THREE BEDROOM END TERRACE HOUSE**
- **WELL PRESENTED & EXTENDED**
- **STYLISH LOUNGE**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **FABULOUS OPEN PLAN DINING KITCHEN & FAMILY ROOM**
- **FRONT GARDEN**
- **UTILITY ROOM & DOWNSTAIRS WC**
- **SUNNY REAR GARDEN**
- **CONTEMPORARY BATHROOM WC**
- **EPC RATING D**

This beautiful, well presented and extended, end terrace house was built in the 1930's and is perfectly located in much sought after residential location. It boasts a wealth of period and modern features and is ideal for a family.

This is a three bedroom property set over two floors. Ground floor: lounge, open plan dining kitchen and family room, utility room & downstairs WC. First floor: three bedrooms, bathroom WC.

Externally: front town garden, rear patio yard.

The fabulous location, condition and perfect family feel of this property makes for an exciting opportunity which can only 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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### VESTIBULE

Enter through UPVC double glazed front door with glazed inserts into vestibule. With UPVC double glazed windows and wood panelling to half wall height. Open to entrance hallway.

### ENTRANCE HALLWAY

With ceiling cornices, ceiling corbels, dado rail and single radiator. There are stairs with spindles up to the first floor and door to lounge. Open archway to dining kitchen and family room.

### LOUNGE

17'3" x 13'5"

(measurements into bay and recess)

The lounge is stylish and front facing with ceiling cornices, ceiling rose, picture rail and UPVC double glazed walk in bay window with plantation shutters. There is a recess to chimney breast with exposed brick insert, slate hearth and gas log burner style stove. Two double radiators and wall mounted TV point.



### OPEN PLAN DINING KITCHEN & FAMILY ROOM 31'1" x 17'8"

(measurements including utility room)

Fabulous, contemporary and newly fitted dining kitchen and family room which easily accommodates an eight seater dining table as well as an Island and lounge area.

Benefiting from a good range of matt wall, base and drawer units including larder units with silestone worktops and upstands. Integrated eye level double oven and space for an American style fridge freezer. The Island incorporates base units, silestone worktops, square sink with mixer taps and drainer, induction hob and dish washer. There are recessed ceiling spotlights, two skylights, contemporary vertical radiator, tiled flooring with under floor heating, wall mounted TV point and under stairs storage cupboard. Aluminium bi-folding doors to rear garden and door to utility/downstairs WC.

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### UTILITY ROOM & DOWNSTAIRS WC

Complete with low level WC, pedestal wash basin, worktop and space and plumbing for washing machine and tumble dryer. There is a wall mounted combi boiler, single radiator, tiled flooring with under floor heating and UPVC double glazed obscured window.

### SPLIT LANDING

With picture rail, dado rail, stairs to main landing and door to bathroom WC.

### MAIN LANDING

With picture rail, dado rail, two built in cupboards and loft access. Doors to three bedrooms.

### BEDROOM ONE

14'9" x 11'9"

(measurements including wardrobes)

Bedroom one is stylish and front facing with ceiling cornices, picture rail, UPVC double glazed window, fitted wardrobes to one wall and double radiator.



### BEDROOM TWO

14'9" x 11'10"

(measurement into recess)  
Bedroom two is modern and rear facing with picture rail, UPVC double glazed window, TV point and single radiator.

### BEDROOM THREE

11'9" x 5'9"

Bedroom three is front facing with UPVC double glazed window and single radiator.

### BATHROOM WC

10'1" x 7'8"

(measurement into recess)  
Newly fitted and contemporary family bathroom benefiting from integrated bath with central waterfall tap, wet room shower with rainfall shower and shower attachment, vanity wash basin with storage drawers beneath and integrated WC. There are recessed ceiling spotlights, fully tiled walls, extractor fan, towel warmer, tiled flooring and UPVC double glazed obscured window.

### FRONT GARDEN

Low maintenance front garden with paving and a low walled boundary.

### REAR GARDEN

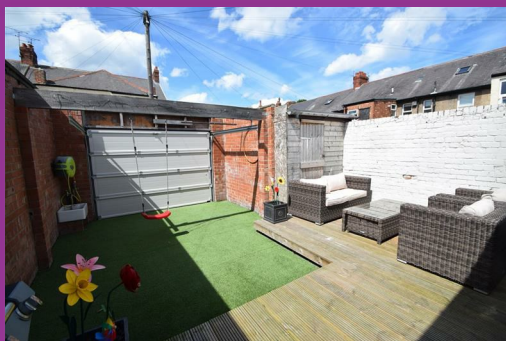
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Sunny and well kept rear yard with artificial grass, raised decking and patio area. There is built in outhouse, Belfast sink with water tap and a walled boundary with an up and over garage door.



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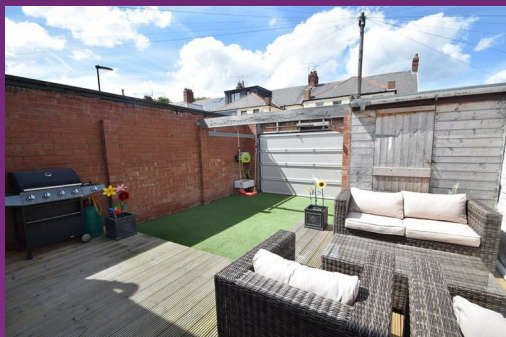
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## Smoke Alarms

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

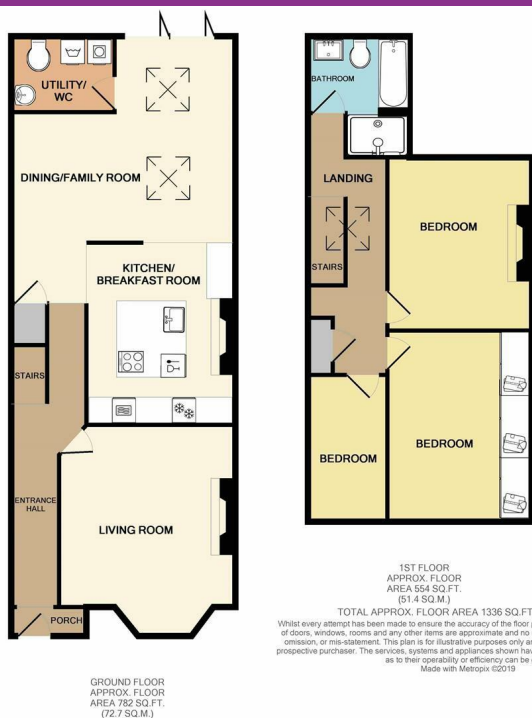
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



## 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	74
England & Wales EU Directive 2002/91/EC		

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