

24 WINDSOR GARDENS
WHITLEY BAY NE26 3BG
£270,000



- **THREE BEDROOM MID TERRACE HOUSE**
- **TWO RECEPTION ROOMS**
- **EXTENDED KITCHEN**
- **STYLISH FAMILY BATHROOM WC**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **FRONT TOWN GARDEN**
- **REAR LOW MAINTENANCE GARDEN**
- **EPC RATING C**

This beautiful and well presented, mid terrace house was built in 1903 and is perfectly located in a much sought after residential area. It displays a variety of modern features, with period charm, and is ideal for a family.

This is a three bedroom property set over two floors. Ground floor: two reception rooms, kitchen. First floor: three bedrooms, bathroom WC, access to loft area. Externally: front town garden, rear garden.

The amazing condition, fabulous location and perfect family feel 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.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

24 WINDSOR GARDENS

WHITLEY BAY NE26 3BG

£270,000

ENTRANCE HALLWAY

Enter through timber front door with glazed inserts and window above into the entrance hallway. With ceiling cornices, under stairs storage cupboard, single radiator with decorative cover and stripped hard wood flooring. There are stairs with spindles up to the first floor and doors to reception room two and the kitchen.



RECEPTION ROOM ONE

15'10" x 11'11"

(measurement into bay and recess)

Reception room one is spacious, elegant and front facing with ceiling cornices, ceiling rose, UPVC double glazed walk in bay window, single radiator with decorative cover and TV point. There is a contemporary feature fireplace with gas fire. Open to reception room two.



RECEPTION ROOM TWO

12'8" x 12'7"

(measurement into recess)

Reception room two is bright, versatile and rear facing with feature fireplace incorporating tiled insert and hearth, double radiator and UPVC double glazed French doors leading to the rear garden.

KITCHEN

19'10" x 8'1"

Fabulous, contemporary and extended kitchen with space for a dining table. Benefitting from base and drawer units with contrasting worktops incorporating single bowl sink, drainer, mixer taps and tiled splash backs. Integrated single oven with four ring gas hob and chimney hood. Space for fridge freezer, dishwasher and washing machine. There is a UPVC double glazed window, wall mounted combi boiler, double radiator and tiled flooring. UPVC double glazed door to rear garden.

LANDING

With access to loft space and doors to bedrooms and bathroom.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

24 WINDSOR GARDENS WHITLEY BAY NE26 3BG £270,000

BEDROOM ONE

13'3" x 12'0"

(measurement into recess)

Bedroom one is bright and front facing with UPVC double glazed window, TV point and single radiator.

BEDROOM TWO

13'0" x 12'10"

(measurement into recess)

Bedroom two is stylish and front facing with UPVC double glazed window and double radiator.

BEDROOM THREE

8'11" x 5'7"

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

BATHROOM WC

9'9" x 5'7"

Beautiful, family bathroom benefitting from panelled bath with electric shower over, pedestal wash basin and low level WC. There are partially tiled walls, traditional style towel radiator and UPVC double glazed obscured window.



LOFT SPACE

The loft space is boarded with drop down ladder, recessed ceiling spotlights, power, eaves storage and two Velux windows.

FRONT TOWN GARDEN

The front town garden is gravelled with mature shrubs and a hedged boundary.

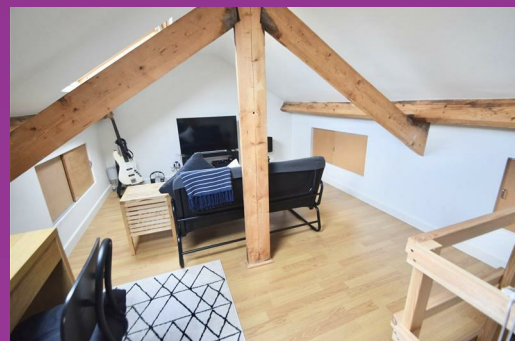
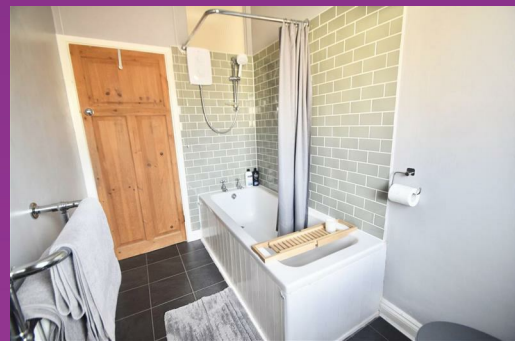
REAR GARDEN

Sunny and low maintenance rear garden with artificial grass, paved section and water tap. The boundary is marked by a high wall with gated access to the rear lane.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

24 WINDSOR GARDENS
WHITLEY BAY NE26 3BG
£270,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

24 WINDSOR GARDENS
WHITLEY BAY NE26 3BG
£270,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

24 WINDSOR GARDENS WHITLEY BAY NE26 3BG £270,000

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

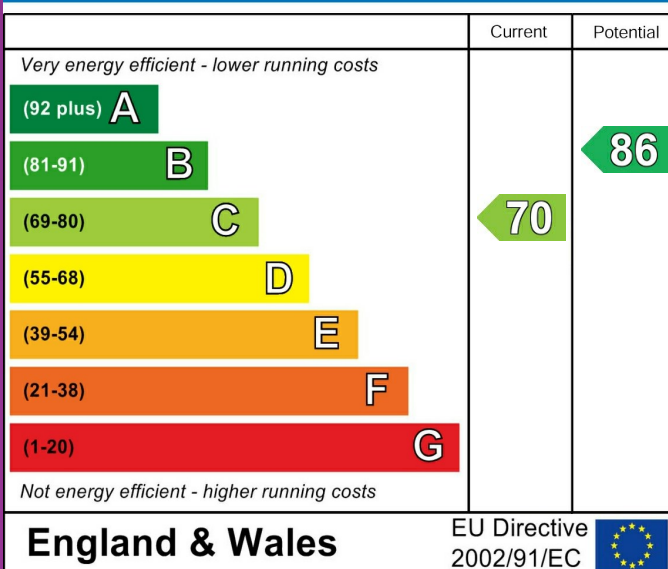
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

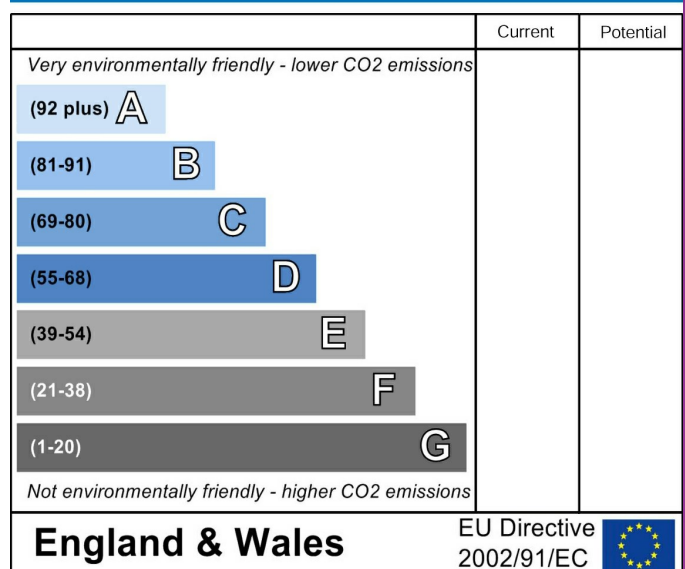
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations 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



Environmental Impact (CO₂) Rating



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk