

**13 PROMONTORY TERRACE**  
**WHITLEY BAY NE26 2PF**  
**£380,000**



- **THREE BEDROOM END TERRACE PROPERTY**
- **LOUNGE & DINING ROOM**
- **KITCHEN & UTILITY ROOM**
- **DOWNSTAIRS WC**
- **FAMILY BATHROOM WC**
- **ELEVATED SEA VIEWS**
- **FAMILY ROOM**
- **FRONT TOWN GARDEN**
- **GARAGE & REAR PATIO YARD**
- **EPC RATING D**

This characterful and well presented end terrace property was built in the early 1900's and is perfectly located within a coastal setting. It displays an abundance of period and modern features and is ideal for a family. This is a three bedroom property set over three floors. Ground Floor: lounge, dining room, kitchen, utility room, downstairs WC. First Floor: three bedrooms, bathroom WC. Second Floor: family room. Externally: front town garden, rear patio yard, garage. The fabulous location and generous size of this property makes for an exciting opportunity which can only be truly 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 composite front door with glass inserts and glazed panel above into vestibule with ceiling coving, dado rail, tiled flooring and timber glazed inner door with glazed panel above leading to entrance hallway.



#### ENTRANCE HALLWAY

Entrance hallway with ceiling coving, dado rail, tiled flooring, double radiator and stairs incorporating spindles to first floor. Door to lounge and open archway to dining room.



#### LOUNGE

15'10" x 13'2"

(measurements into bay and recess)

The lounge is front facing with ceiling coving, ceiling rose, UPVC double glazed walk in bay window and recess to chimney breast with log burner and slate hearth. Single radiator, hard wood flooring and TV point with partial sea views.



#### DINING ROOM

13'1" x 9'11"

The dining room is bright and rear facing with ceiling coving, feature log burner, double radiator and tiled effect flooring. UPVC double glazed patio door with glass panels above and window to one side leading to rear patio yard.



#### KITCHEN

16'10" x 7'10"

(measurements to widest point)  
Kitchen benefitting from wall,

base and drawer units with contrasting worktops incorporating one and a half bowl sink with mixer taps, drainer and tiled splash backs. Integrated single oven, induction hob, chimney hood and under bench space for fridge and freezer. There is a UPVC double glazed window, wall mounted combi boiler and double radiator. Doors to pantry and utility area.

#### UTILITY ROOM

4'9" 4'9"

Utility complete with space and plumbing for washing machine and space for tumble dryer. Doors to downstairs WC and garage.

#### DOWNSTAIRS WC

Complete with half pedestal wash basin with tiled splash back, low level WC, UPVC double glazed obscured window and ceiling coving.

#### SPLIT LEVEL LANDING

With ceiling coving, dado rail and doors to bedrooms one, two, three and bathroom WC. Stairs to family room.

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## BEDROOM ONE

15'5" x 10'10"

(measurements into bay and recess)

Bedroom one is front facing with ceiling coving, picture rail, UPVC double glazed walk in bay window incorporating plantation shutters and providing elevated sea views, decorative fireplace, double radiator and TV point.

## BEDROOM TWO

13'0" x 10'11"

(measurements into recess)

Bedroom two is rear facing with ceiling coving, picture rail, UPVC double glazed window, decorative fireplace, built in wardrobe with storage cupboard above, single radiator and TV point.

## BEDROOM THREE

8'10" x 6'1"

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

## BATHROOM WC

7'9" x 7'6"

Bathroom complete with P shaped panelled bath with shower over, pedestal wash basin and low level WC. There is loft access, UPVC double glazed obscured window and tiled walls.



## FAMILY ROOM

15'9" x 21'7"

(currently used as a gym)

The family room is front facing with two UPVC double glazed windows providing elevated sea views, velux windows and a TV point.

## GARAGE

17'4" x 8'4"

Attached garage with lighting, power and roll top garage door as well as additional access to rear yard.

## FRONT TOWN GARDEN

Front town garden with mature shrubs, borders, pebbled area, four steps up to front door and a low walled boundary.

## REAR PATIO YARD

Beautiful private rear patio yard with steps up to decked area, water tap and a walled boundary.

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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

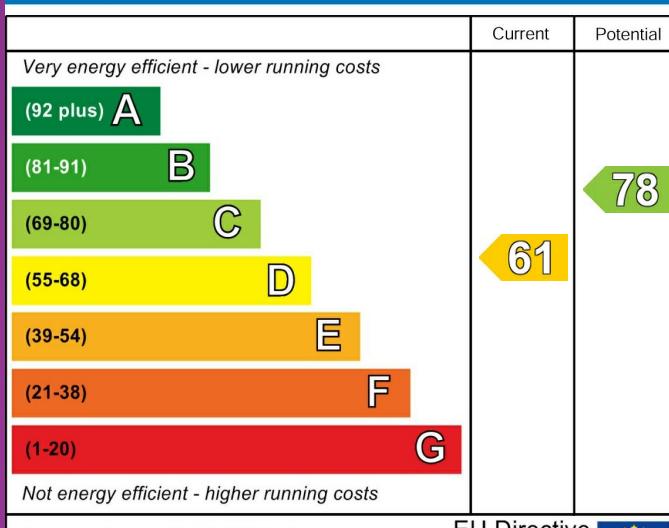
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

#### The Properties Misdescription Act, 1991

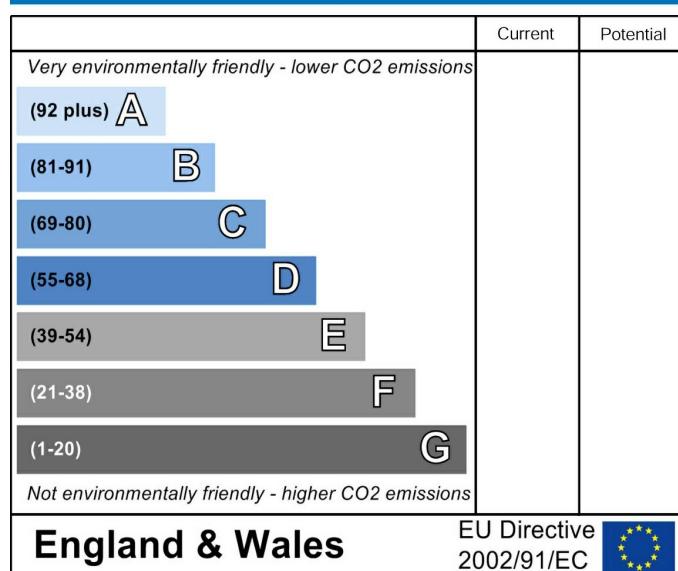
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations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



#### Environmental Impact (CO<sub>2</sub>) Rating



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