

**80 EASTBOURNE GARDENS**  
**WHITLEY BAY NE26 3LX**  
**£310,000**

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- **THREE BEDROOM MID TERRACE HOUSE**
- **TWO RECEPTION ROOMS**
- **LOVELY KITCHEN**
- **BATHROOM & SEPARATE WC**
- **SOUGHT AFTER LOCATION**
- **FRONT TOWN GARDEN**
- **REAR GARDEN**
- **NO UPPER CHAIN & EPC RATING D**

This well presented and characterful mid terrace property was built in the Edwardian era and is perfectly located within a much sought after residential area. It displays an abundance of period and modern features, is ideal for a family and offered with no upper chain. This is a three bedroom property set over two floors. Ground Floor: reception room one, reception room two, kitchen. First Floor: three bedrooms, bathroom, separate WC. Externally: front town garden, rear garden. The fabulous location, exceptional features and family feel of this property makes for a very 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 timber front door with period stained glass insert into vestibule with timber glazed inner door to entrance hallway.

#### ENTRANCE HALLWAY

Entrance hallway complete with ceiling cornices, under stair storage cupboard, cast iron style radiator and stairs incorporating spindles and newel post to first floor. Doors to two reception rooms and kitchen.

#### RECEPTION ROOM ONE

18'0" x 13'9"

(measurements into bay and recess)

Reception room one is bright and front facing with ceiling cornices, picture rail, timber framed walk in bay sash window and feature fireplace with period wood surround with mirrored insert, decorative side tiles, cast iron hearth and open fire. There are two cast iron style radiators and stripped wood flooring.

#### RECEPTION ROOM TWO

14'6" x 11'4"

(measurements into recess)

Reception room two is versatile and rear facing with ceiling cornices, picture rail, feature fireplace with period wood surround with mirrored insert, decorative side tiles, period tiled hearth and open fire and cast iron style radiator.



#### KITCHEN

Classic kitchen benefiting from wall, base and drawer units and larder cupboard with granite worktops incorporating double Belfast sink with mixer taps and panelled splash backs. There is a recess to chimney breast with tiled insert providing space for Range oven and with integrated extractor hood and there is space for a fridge freezer. There are recessed ceiling spotlights, two timber framed sash style windows, built in cupboard with wall mounted combi boiler and timber door to rear garden.

#### LANDING

Spacious landing complete with built in storage cupboard, cast iron style radiator and doors to all bedrooms and bathroom WC.

#### BEDROOM ONE

14'9" x 14'9"

Bedroom one is stylish and front facing with ceiling cornices, picture rail, timber framed sash style window and feature fireplace with wood surround, period cast iron insert, decorative side tiles and period tiled hearth. Cast iron style radiator and stripped wood flooring.

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#### BEDROOM TWO

14'11" x 11'4"

(measurements into recess)

Bedroom two is generously sized and rear facing with picture rail, timber framed sash style window, period decorative cast iron fireplace with decorative side tiles and tiled hearth, cast iron style radiator and stripped wood flooring.



with raised flower beds with mature plants and a high walled boundary giving access to rear lane.

#### BEDROOM THREE

12'11" x 6'6"

Bedroom three is front facing with timber framed sash window and cast iron style radiator.



#### BATHROOM

10'4" x 6'7"

Contemporary and stylish bathroom complete with integrated tiled bath, walk in rainfall shower and wall mounted wash basin. There is loft access, ceiling spotlights, timber framed sash style obscured window, vertical radiator, tiled walls and tiled flooring.



#### SEPARATE WC

Complete with ceiling spotlights, pedestal wash basin, integrated WC, two timber framed sash style obscured windows, cast iron style radiator, tiled walls and tiled flooring.



#### FRONT TOWN GARDEN

The low maintenance front town garden is block paved with a hedged boundary.

#### REAR GARDEN

The rear garden is partially block paved

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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

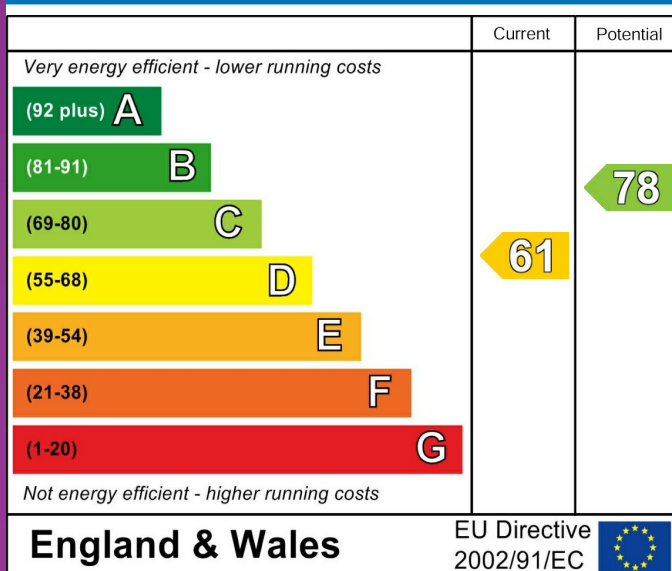
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

#### The Properties Misdescription Act, 1991

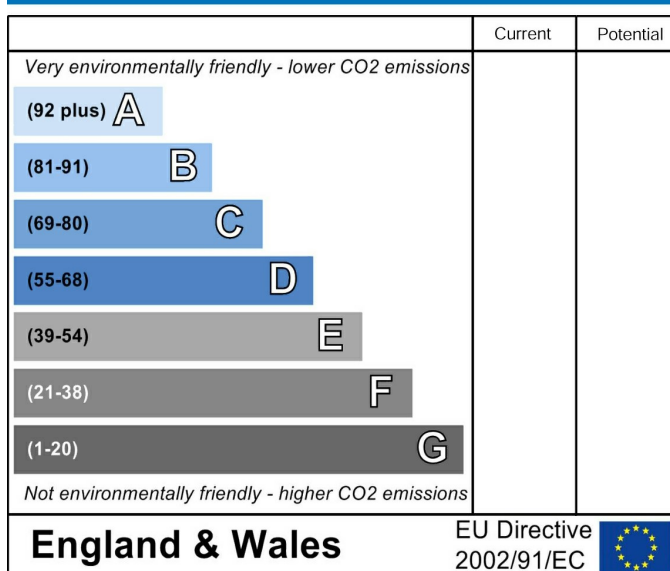
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations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