

**48 VENTNOR GARDENS**  
**WHITLEY BAY NE26 1QD**  
**£1,050 PER CALENDAR MONTH**

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- **THREE BEDROOM MID TERRACE HOUSE**
- **AVAILABLE MID JANUARY 2021 & UNFURNISHED**
- **TWO OPEN PLAN RECEPTION ROOMS**
- **SOUGHT AFTER LOCATION**
- **KITCHEN DINER**
- **FRONT TOWN GARDEN & REAR PATIO GARDEN**
- **BATHROOM WC**
- **EPC RATING D**

This well presented, characterful, mid terrace house was built in the Edwardian era and is perfectly located in a sought after location in North Whitley Bay. It boasts a variety of period features and is ideal for a family. Available unfurnished and from mid-January 2021.

This is a three bedroom mid terrace house set over two floors. Ground floor: two reception rooms, kitchen diner. First floor: three bedrooms, family bathroom WC. Externally: front garden, rear yard. The generous size and family feel 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 timber front door with glazed inserts and surrounding glazed panel above into vestibule. With decorative ceiling, picture rail and period mosaic floor tiles. Timber stained glass inner door with surrounding obscured panels leading to hallway.



#### ENTRANCE HALLWAY

Welcoming entrance hallway with ceiling cornices, picture rail, dado rail, under stairs storage cupboard, single radiator and hard wood flooring. There are stairs incorporating spindles and newel post up to the first floor and doors to reception rooms and kitchen diner.



#### RECEPTION ROOM ONE

18'0" x 12'0"

(measurements into bay and recess)

Reception room one is elegant and front facing with period decorative ceiling incorporating ceiling cornices, ceiling rose and picture rail, UPVC double glazed walk in bay window incorporating stained glass upper panes, single radiator, hard wood flooring and TV point. There is a feature period cast iron fireplace with decorative side tiles, tiled hearth and open fire. Open plan to reception room two.



#### RECEPTION ROOM TWO

14'3" x 10'10"

(measurements into recess)

Reception room two is versatile and rear facing with ceiling cornices, picture rail, UPVC double glazed picture window providing sea views, hard wood flooring, single radiator and TV point.

#### KITCHEN DINER

22'0" x 8'5"

Lovely, shaker style, kitchen diner benefiting from base and drawer units with a combination of wood and stainless steel worktops incorporating a double bowl sink, mixer taps and tiled splash backs. Integrated single oven with four ring gas hob and stainless steel splash back. Space for dining table, washing machine and fridge freezer. There are recessed ceiling spotlights, wall mounted combi boiler, single radiator, tiled flooring and two UPVC double glazed windows. UPVC double glazed door with window to the side leading to the rear garden.

#### LANDING

With dado rail, decorative skylight and recess with storage area. Doors to bedrooms and bathroom.

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#### BEDROOM ONE

17'4" x 14'0"

(measurements into bay and recess)

Bedroom one is bright and front facing with ceiling cornices, UPVC double glazed walk in bay window incorporating stained glass upper panes, stripped flooring and single radiator.



#### BEDROOM TWO

15'0" x 12'7"

(measurements into recess)

Bedroom two is rear facing with ceiling rose, picture rail and UPVC double glazed picture window providing elevated sea views. There is built in storage unit to one recess, stripped wood flooring and double radiator.



#### BEDROOM THREE

10'8" x 6'4"

Bedroom three is rear facing with UPVC double glazed window incorporating stained glass upper panes, ceiling coving, loft access, stripped wood flooring and single radiator.



#### BATHROOM WC

8'3" x 7'8"

Beautiful, good sized family bathroom benefiting from panelled bath with shower over, pedestal wash basin and low level WC. There are recessed ceiling spotlights, partially tiled walls, tiled flooring, recess storage cupboard, double radiator and two UPVC double glazed obscured windows.



#### FRONT GARDEN

Complete with mature shrubs, planted beds and a walled boundary.

#### REAR GARDEN

Low maintenance rear garden with block paving, patio area, mature shrubs and climbers, water tap and gated access to the rear.

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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.

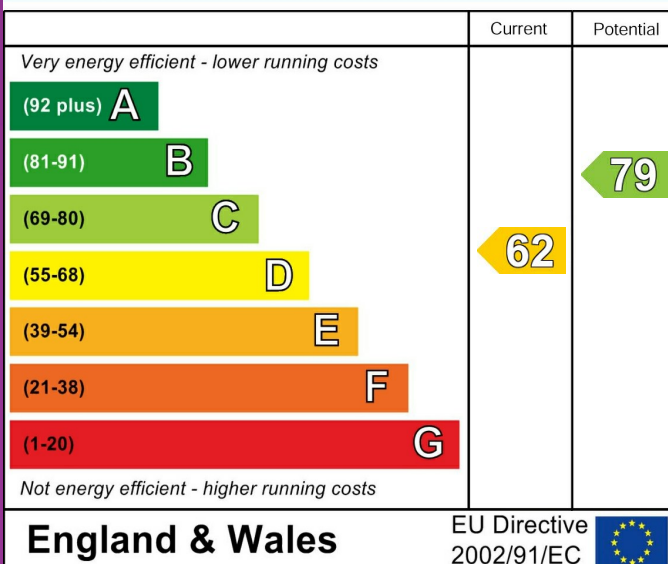


## The Properties Misdescription Act, 1991

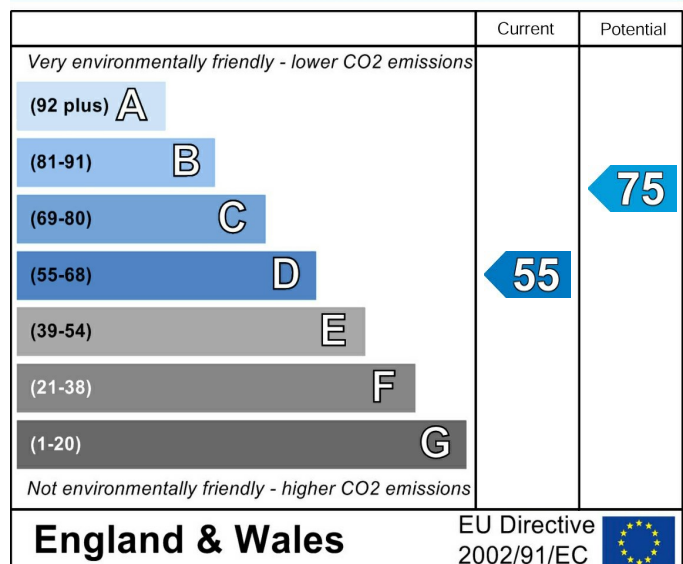
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations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