

10 WESTLEY AVENUE
WHITLEY BAY NE26 4NW
£375,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **BREAKFASTING KITCHEN & UTILITY ROOM**
- **DOWNSTAIRS WC**
- **BATHROOM WC**
- **SOUGHT AFTER LOCATION**
- **FRONT GARDEN**
- **DRIVEWAY PARKING**
- **LOVELY REAR GARDEN**
- **EPC RATING E**

Well presented and beautiful semi detached property which is perfectly situated within a much sought after residential location. It displays an abundance of modern features and is ideal for a family. This is a three bedroom property set over two floors. Ground Floor: reception room one, reception room two, kitchen, utility room, downstairs WC. First Floor: three bedrooms, bathroom WC. Externally: attached garage (for storage only), front garden, driveway parking, rear garden. The fabulous location, amazing condition 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 composite front door with glazed insert and panels to either side leading into vestibule. Complete with recess spotlights and inner door to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway complete with under stairs storage cupboard, double radiator and stairs incorporating spindles to first floor. Doors to two reception rooms.

RECEPTION ROOM ONE

13'1" x 11'10"

(measurements into bay and recess)

Reception room one is front facing and stylish with UPVC double glazed walk in bay window and recess to chimney breast with TV point.

RECEPTION ROOM TWO

17'7" x 16'2"

(measurements into recess)

Reception room two is rear facing with recess spotlights, floor to ceiling UPVC double glazed window, feature wall with recessed TV point and feature recess shelving and double radiator. Door to under stairs storage cupboard and open archway to kitchen.



BREAKFASTING KITCHEN

15'5" x 10'6"

Modern and newly fitted kitchen which incorporates a three seater breakfast bar. Benefiting from wall, base and drawer high gloss units with granite worktops to upstands incorporating single bowl sink with mixer tap and grooves into granite. Integrated appliances include eye level double oven, induction hob, extractor hood and fridge freezer. There is a roof lantern, recess spotlights and contemporary vertical radiator. Door to utility room and UPVC double glazed bi folding doors leading to rear garden.

UTILITY ROOM

10'7" x 8'2"

Utility room complete with wall, base and drawer units with contrasting worktops incorporating single bowl sink with mixer tap and drainer. There is space for an American style fridge freezer and space and plumbing for washing machine and tumble dryer. Double radiator and doors to garage and downstairs WC.

DOWNSTAIRS WC

Complete with half pedestal wash basin, low level WC, ceiling spotlights and towel warmer.

LANDING

Landing with loft access, UPVC double glazed obscured window and doors to all bedrooms and bathroom WC.

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BEDROOM ONE

15'1" x 11'9"

Bedroom one is front facing with UPVC double glazed walk in bay window and double radiator.

BEDROOM TWO

10'10" x 10'9"

Bedroom two is rear facing with UPVC double glazed window, fitted wardrobes to one wall and double radiator.

BEDROOM THREE

9'5" x 7'1"

(measurements to widest point)

Bedroom three is rear facing with UPVC double glazed window, double radiator and door to under stairs storage cupboard.

BATHROOM WC

7'11" x 6'6"

Newly fitted, modern bathroom complete with integrated bath with rainfall shower over, vanity wash basin with storage beneath and low level WC. There are recess spotlights, two UPVC double glazed obscured windows, wall mounted LED mirror tiled walls with feature recess shelving to one, chrome heated towel warmer and wood effect flooring.

HALF GARAGE

15'0" x 9'7"

Attached half size garage used for storage with UPVC double glazed window, wall mounted combi boiler and roll top garage door.



FRONT GARDEN

The front garden is laid to lawn with driveway parking and a low walled boundary.

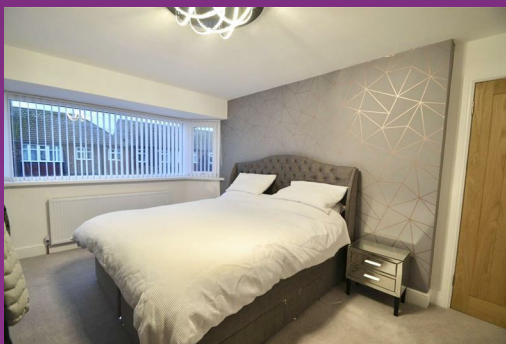
REAR GARDEN

The rear garden is laid to lawn with borders, mature shrubs and a fenced 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.



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.

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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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