

FOR
SALE

ASHFIELD GROVE, WHITLEY BAY NE26 1RT
£675,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE LOCATED TO THE REAR OF THE PROPERTY
- LOUNGE & DINING KITCHEN
- FRONT GARDEN WITH DRIVEWAY PARKING
- UTILITY ROOM & DOWNSTAIRS WC
- SOUTH FACING REAR GARDEN
- FAMILY BATHROOM WC
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

LOUNGE
17'8" x 13'11"

DINING KITCHEN
26'3" x 17'5"

UTILITY ROOM
12'0" x 7'9"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
17'6" x 13'7"

BEDROOM TWO
17'4" x 14'0"

BEDROOM THREE
13'3" x 12'2"

BEDROOM FOUR
9'6" x 8'4"

BATHROOM WC
8'9" x 8'1"

GARAGE
21'1" x 12'4"

FRONT GARDEN

REAR GARDEN

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***PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A LARGER STYLE DETACHED GARAGE TO THE REAR ***

Embleys are delighted to be instructed in the sale of this superb, well presented and characterful, semi-detached property which is perfectly located in a sought after residential setting. It boasts a wealth of modern features with period charm and is ideal for contemporary family living.

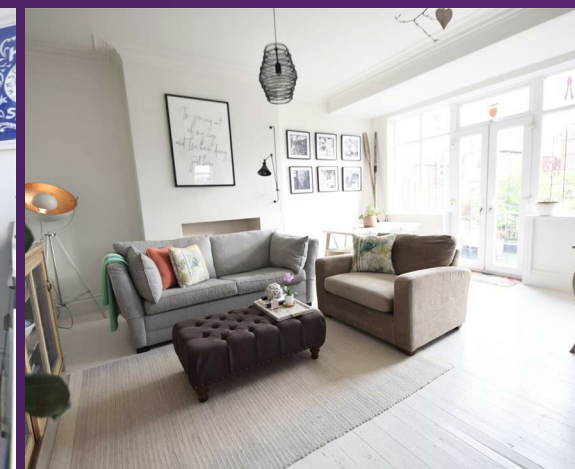
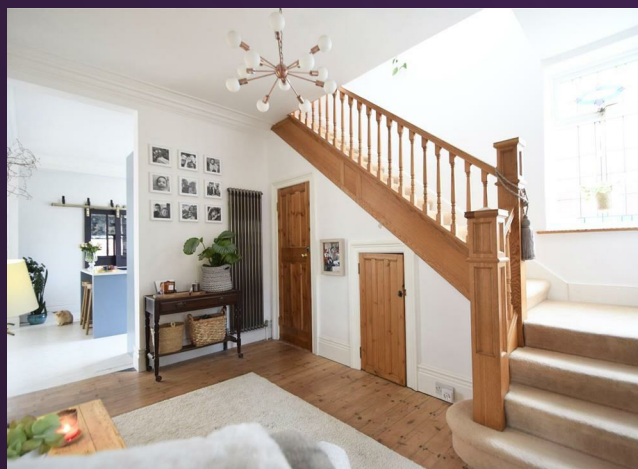
This is a four bedroom property set over two floors. Ground Floor: Lounge, dining kitchen, utility room, downstairs WC. First floor: Four bedrooms, bathroom WC. Externally: Driveway parking, detached garage, front garden, South facing rear garden.

The fabulous location, generous size, superb layout and exceptional features 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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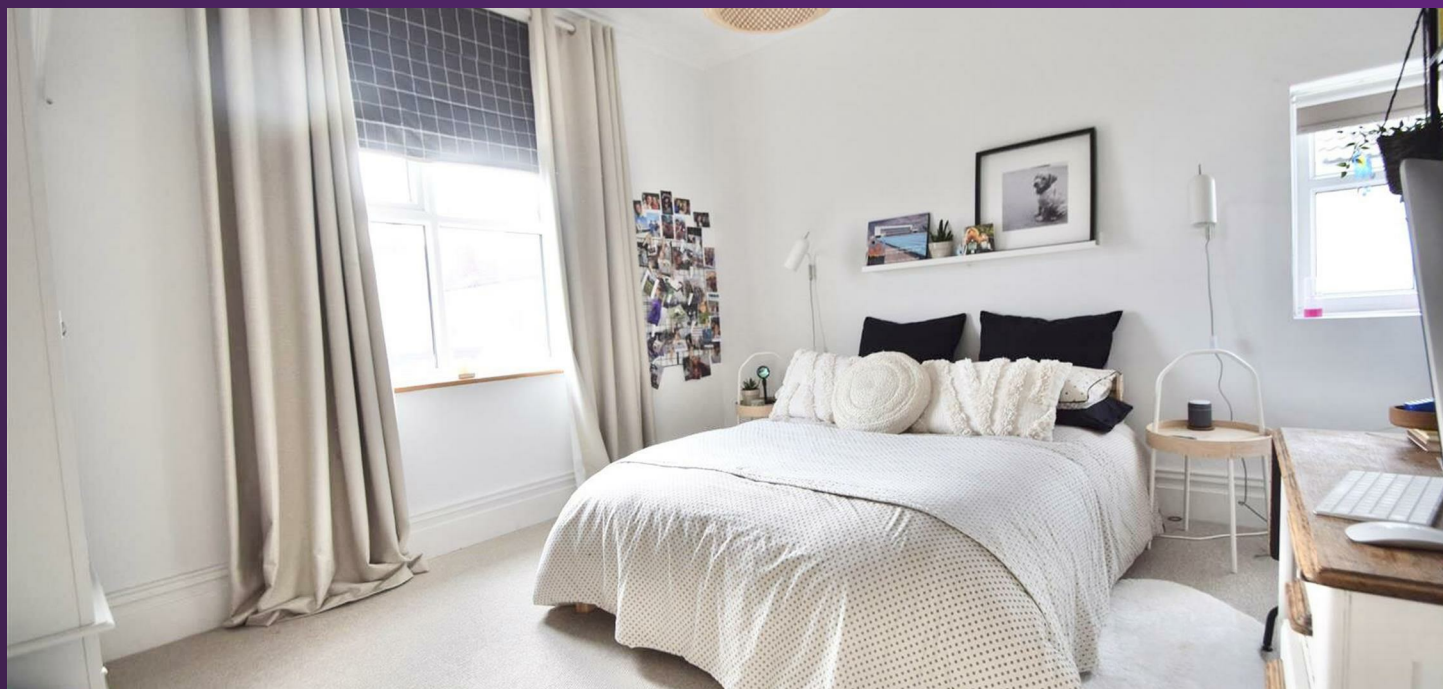
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

VIEW PROPERTY



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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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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