

FOR
SALE

30 ALNWICK AVENUE, WHITLEY BAY NE26 3PT
£335,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- PEDESTRIANISED STREET
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN
- CONTEMPORARY BATHROOM WC
- FRONT GARDEN
- SOUTH FACING REAR GARDEN
- OUT BUILDINGS
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
12'3" x 15'10"

RECEPTION ROOM TWO
11'2" x 18'2"

KITCHEN
9'6" x 6'6"

LANDING

BEDROOM
12'7" x 12'11"

BEDROOM
11'4" x 13'5"

BEDROOM

BATHROOM WC
6'11" x 6'9"

OUT BUILDING
5'4" x 3'9" + 3'7" x 3'8"

FRONT GARDEN

REAR YARD

30 ALNWICK AVENUE, WHITLEY BAY NE26 3PT

Embleys are delighted to bring to the market this well presented and characterful mid terraced property which is perfectly located on a pedestrianised street in a sought after location against a residential setting. It displays a wealth of period charm and is ideal for a variety of buyers.

With over 1039 square foot of accommodation set over two floors this property consists of a vestibule, and entrance hallway with stairs leading to the first floor landing. Two spacious reception rooms, both with feature fireplaces and one with a bespoke fitted dining area. A modern kitchen which benefits from a range of units with contrasting worktops, double oven, gas hob with extractor hood, integrated fridge/freezer and space and plumbing for a washing machine. To the first floor there are three bedrooms; bedroom one is good sized with fitted wardrobes, built in work station and a period feature fireplace, bedroom two is light and spacious with a feature fireplace and bedroom three also has fitted wardrobes. There is a contemporary family bathroom benefitting from a panelled bath with shower over, a vanity washbasin and a low level WC. Externally there is a front garden and a secluded, beautiful York paved South facing rear yard with out buildings benefitting from electrics and space for a fridge freezer.

The exceptional features and fabulous location of this property makes for an exciting opportunity which can only truly be 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.

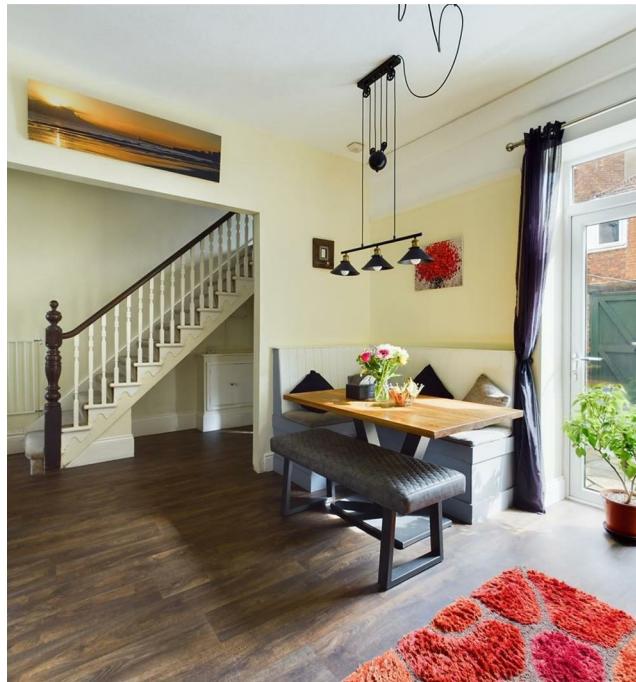
30 ALNWICK AVENUE
WHITLEY BAY
NE26 3PT

EMBLEYS
ESTATE
AGENTS



30 ALNWICK AVENUE
WHITLEY BAY
NE26 3PT

EMBLEYS
ESTATE
AGENTS



30 ALNWICK AVENUE
WHITLEY BAY
NE26 3PT

EMBLEYS
ESTATE
AGENTS





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](#)



EMBLEYS
ESTATE
AGENTS

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(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

