

**E**  
FOR  
SALE

21 BEAUMONT DRIVE, WHITLEY BAY NE25 9UT  
£800,000



6 BEDROOM HOUSE - DETACHED

- SIX BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- PRICED TO REFLECT RECENT WATER DAMAGE & WORKS REQUIRED
- TWO RECEPTION ROOMS & GARDEN ROOM
- KITCHEN DINER & DOWNSTAIRS WC
- BATHROOM, SHOWER ROOM & ENSUITE
- GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN & EPC RATING D

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RECEPTION ROOM  
20 x 12'11

RECEPTION ROOM  
14 x 11'11

KITCHEN DINER  
15'1 x 11'11

GARDEN ROOM  
14'2 x 8'11

DOWNSTAIRS WC

BEDROOM  
13'11 x 12'11

ENSUITE  
4'11 x 4'11

BEDROOM  
14'3 x 12'10

BEDROOM  
11'11 x 10'8

BEDROOM  
12 x 8'10

BEDROOM  
11'8 x 8'6

BEDROOM  
8'9 x 8'3

BATHROOM WC  
8'7 x 8'3

SHOWER ROOM WC  
8'3 x 5'1

GARAGE  
18'11 x 14'6

## 21 BEAUMONT DRIVE, WHITLEY BAY NE25 9UT

\*\*PLEASE NOTE THAT THIS PROPERTY HAS BEEN PRICED TO REFLECT THE RECENT WATER DAMAGE & WORKS REQUIRED\*\*\*

Embleys are proud to be instructed in the sale of this spacious, detached house which is perfectly located on one of the most sought after streets within Beaumont Park residential area. It displays a variety of modern features, has no upper chain and is ideal for a family home. With over 2200 square feet of accommodation set over two floors, this lovely property consists of a good sized porch and entrance hallway with cloaks cupboard, stairs up to the first floor and doors to a reception room, kitchen diner and downstairs WC. There are two reception rooms, the front facing room has a feature fireplace and the rear facing has French doors leading out to the garden. The modern kitchen diner benefits from a range of units with contrasting worktops, an Island with further base units and integrated appliances including eye level oven, microwave, hob, chimney hood, fridge freezer and dishwasher. There is also a garden room with French doors leading to the rear garden. To the first floor there are six bedrooms, three with built in wardrobes and two with recess hanging space. There is an ensuite to the main bedroom with walk in shower and washbasin, a bathroom with bath, walk in rainfall shower, washbasin and WC and a shower room with walk in rainfall shower, vanity wash basin and WC. Externally there is a larger style garage, a front garden with driveway parking, lawn and mature shrubs and a beautiful and secluded rear garden with lawn, mature shrubs and patio. The generous size, fabulous location and huge potential 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 best modern amenities such as boutique shopping and good transport links

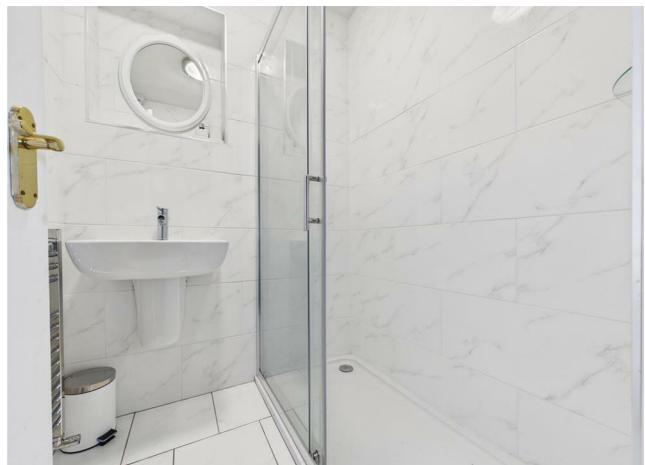
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#### SMOKE ALARMS

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.

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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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(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 (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		

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