

FOR  
SALE

33 WARKWORTH AVENUE, WHITLEY BAY NE26 3PS  
£230,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- FRONT TOWN GARDEN
- KITCHEN & UTILITY ROOM
- PRIVATE REAR YARD
- DOWNSTAIRS WC
- NO UPPER CHAIN
- BATHROOM & SEPARATE WC
- EPC RATING G

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
15'2" x 14'9" (into bay and recess)

RECEPTION ROOM TWO  
12'11" x 12'7" (into recess)

KITCHEN  
12'8" x 8'2" (into recess)

UTILITY ROOM

9'0" x 7'5" (into recess)

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
12'9" x 12'5" (into recess)

BEDROOM TWO  
12'10" x 12'4" (into recess)

BEDROOM THREE  
9'10" x 6'5"

BATHROOM  
7'9" x 5'2" (into recess)

SEPARATE WC  
4'7" x 4'7"

FRONT GARDEN  
REAR YARD

## 33 WARKWORTH AVENUE, WHITLEY BAY NE26 3PS

This characterful, mid terraced house is perfectly located in a sought after area against a residential setting, has no upper chain and is ideal for a range of buyers.

This is a three bedroom property set over two floors. Ground Floor: Two reception rooms, kitchen, utility room downstairs WC. First floor: Three bedrooms, bathroom, separate WC. Externally: front garden, low maintenance rear yard.

The fabulous location and huge potential 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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EMBLEYS  
ESTATE  
AGENTS



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Whilst every effort has been made to ensure the accuracy of the floorplans, 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.

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EMBLEYS  
ESTATE  
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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		
(39-54) E		
(21-38) F		
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	