

FOR
SALE

19 IVANHOE, WHITLEY BAY NE25 9AW
£379,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- MODERN FAMILY BATHROOM
- ATTACHED GARAGE AND DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC PENDING

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VESTIBULE
3'6" x 2'11"

HALLWAY
14'10" x 6'5"

RECEPTION ROOM
12'11" x 11'9"

RECEPTION ROOM
13'1" x 12'0"

KITCHEN
14'4" x 6'9"

LANDING
7'11" x 2'10"

BEDROOM
12'11" x 11'0"

BEDROOM
12'1" x 10'11"

BEDROOM
9'5" x 7'2"

BATHROOM
7'9" x 7'1"

GARAGE
15'10" x 7'8"

FRONT GARDEN

REAR GARDEN

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Located within the highly desirable residential area of Ivanhoe, Monkseaton, this attractive three-bedroom semi-detached property offers spacious and well-balanced accommodation throughout, perfectly suited to modern family living.

The property is entered via a welcoming entrance hallway which provides access to the principal ground floor accommodation and stairs to the first floor. To the front of the property is a bright and spacious reception room featuring a large bay window allowing for excellent natural light, creating an ideal family living space. A second reception room to the rear offers versatile accommodation, ideal as a dining room, additional sitting room or entertaining space, with pleasant views over the rear garden.

The contemporary fitted kitchen is well appointed with a range of modern wall and base units, complementary work surfaces and integrated appliances, whilst also providing direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom. The accommodation is completed by a stylish modern family bathroom/WC fitted with a full contemporary suite.

Externally, the property enjoys a particularly attractive west-facing rear garden, beautifully maintained and ideal for outdoor dining, entertaining and enjoying afternoon and evening sunshine. To the front there is a garden with driveway parking and access to the attached garage.

Monkseaton remains one of North Tyneside's most desirable locations, popular with families and professionals alike due to its excellent local schools, strong community atmosphere and convenient transport links. The area benefits from a variety of local shops, cafés and amenities, together with nearby Metro stations and easy access to the stunning North East coastline and Newcastle city centre.

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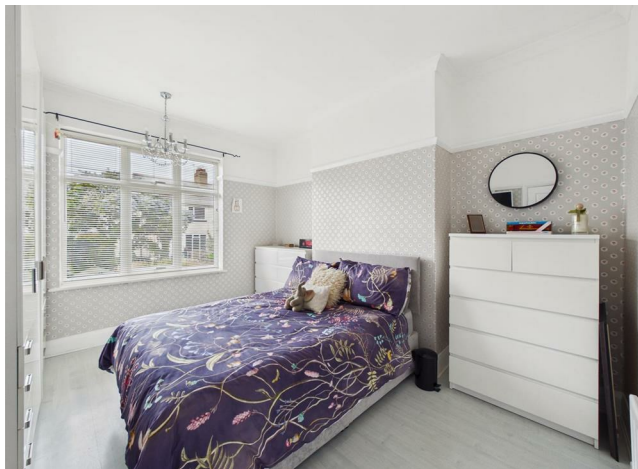
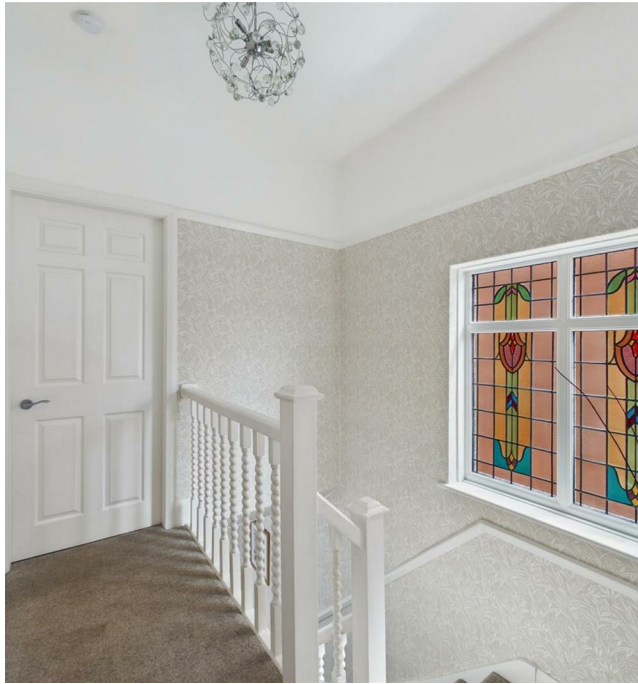
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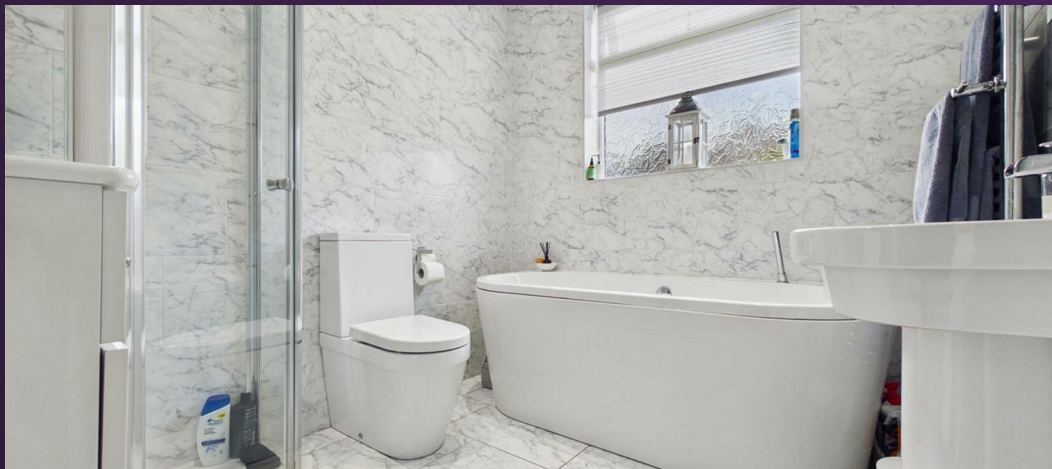
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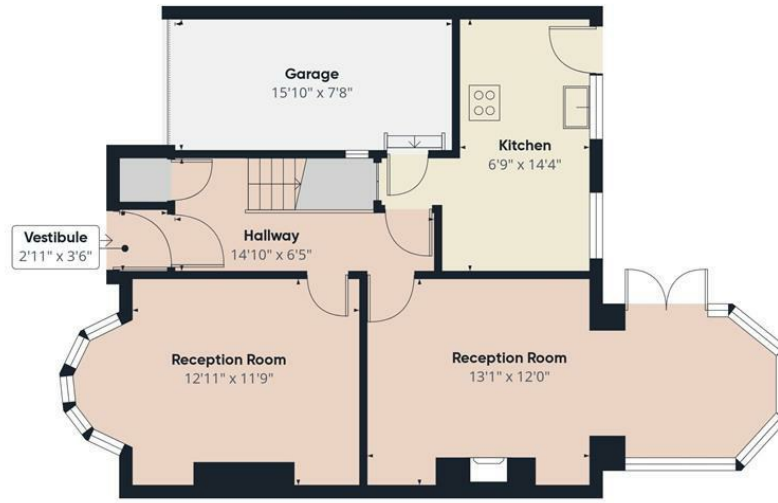
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1202 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

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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		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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		
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