

**34 KEW GARDENS**  
**WHITLEY BAY NE26 3LY**  
**£369,950**



- **THREE BEDROOM MID TERRACE HOUSE**
- **TWO RECEPTION ROOMS**
- **KITCHEN DINER**
- **DOWNSTAIRS WC**
- **BATHROOM WC**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **GARAGE LOCATED TO THE REAR**
- **FRONT GARDEN**
- **REAR YARD**
- **EPC RATING E**

This beautiful, well presented mid terrace property is perfectly located in a sought after residential area. It enjoys a variety of modern features with period charm and is ideal for a family.

This is a three bedroom property set over two floors. Ground Floor: two reception rooms, kitchen diner, downstairs WC. First floor: three bedrooms, bathroom WC. Externally: attached garage, front garden, rear yard.

The fabulous location, perfect family feel and amazing condition 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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#### VESTIBULE

Enter through the timber front door with period stained glass panels and matching window above into vestibule with ceiling coving, picture rail and dado rail. Timber inner door with glazed panel leading to entrance hallway.



#### ENTRANCE HALLWAY

The entrance hallway is spacious with ceiling coving, picture rail, dado rail, understairs storage cupboard, double radiator with decorative cover and stairs incorporating spindles to first floor. Doors to two reception rooms and kitchen diner.



#### RECEPTION ROOM ONE

17'2" x 13'3"

Reception room one is bright and front facing with ceiling rose, ceiling cornices, timber framed sash walk in bay window with period pelmet and stained glass upper panes, double and single radiators, and TV point. There is a feature fireplace with painted wood surround and electric fire.



#### RECEPTION ROOM TWO

16'5" x 10'9"

Reception room two is elegant, versatile and rear facing with ceiling coving, picture rail, hardwood flooring and double radiator. There is a feature fireplace with painted wood surround and tiled insert. Timber door with glazed panels and full height windows to both sides leading to rear yard.

#### KITCHEN DINER

21'4" x 7'11"

The kitchen diner is lovely, modern and accommodates a four seater dining table. Benefiting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl ceramic sink, drainer, mixer taps and tiled splashbacks.

There are spaces for cooker, fridge freezer, dishwasher and washing machine. There is a timber framed window, wall mounted combi boiler, tiled flooring, single radiator and TV point. Door leading to rear lobby with doors to downstairs WC and garage.

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#### DOWNSTAIRS WC

Benefitting from pedestal washbasin, low level WC, partially tiled walls, tiled flooring, towel warmer and timber framed obscured window.



#### SPLIT LANDING

With ceiling coving, picture rail, dado rail and stairs to main landing. Door to bathroom WC.

#### LANDING

Spacious landing with period stained glass skylight, ceiling coving, picture rail, dado rail and period double built in cupboards.

Doors to bedrooms.



#### BEDROOM ONE

14'5" x 10'10"

Bedroom one is stylish and front facing with ceiling coving, timber framed sash windows with period stained glass upper panes, single radiator and feature fireplace with painted surround and tiled insert.



#### BEDROOM TWO

14'2" x 10'10"

Bedroom two is modern and rear facing with ceiling coving, timber framed window, single radiator and feature fireplace with painted surround and tiled insert.



#### BEDROOM THREE

11'1" x 6'0"

Bedroom three is front facing with ceiling coving, timber framed sash window with period stained glass upper panes and single radiator.

#### BATHROOM WC

9'10" x 7'11"

Good sized bathroom benefitting from panelled bath with mixer taps and shower attachment, pedestal washbasin and low level WC. There are partially tiled walls, tiled flooring, single radiator and two timber framed obscured windows.

#### GARAGE

17'0" x 8'7"

Attached garage located to the rear with lighting and up and over garage door.

#### FRONT GARDEN

Front town garden with paved and gravelled areas. The boundary is marked by a fence and wall.

#### REAR YARD

Secluded rear yard with patio area, gravelled areas and water tap. The boundary marked by a high wall with gated access to rear lane.

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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.

#### 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		41
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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