

FOR
SALE

114 QUEENS ROAD, WHITLEY BAY NE26 3AU
£595,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- LOVELY KITCHEN DINER
- DOWNSTAIRS WC
- GOOD SIZED FAMILY BATHROOM WC & DOWN
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13' x 11'

RECEPTION ROOM
17' x 12'3

KITCHEN DINER
23'6 x 10'2

DOWNSTAIRS WC

LANDING

BEDROOM
13 x 12'3

BEDROOM
14'6 x 10'5

BEDROOM
10'7 x 9'9

BATHROOM WC
10'6 x 10'6

GARAGE
16'2 x 6'10

FRONT GARDEN

REAR GARDEN

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This lovely three double bedroom semi-detached home is perfectly positioned in a highly sought-after residential area of North Whitley Bay, a location renowned for its strong community feel, excellent schools, and easy access to the stunning coastline. Combining modern style with charming period features, this beautifully presented property offers generous living space, a superb layout, and an ideal setting for family life.

There is a good-sized vestibule leading into an inviting entrance hallway, complete with stairs to the first floor and doors opening to two spacious reception rooms, a downstairs WC, and a kitchen diner. Both reception rooms are bright and airy, each featuring fireplaces. The front reception room boasts a generous bay window, flooding the space with natural light, while the rear reception room enjoys a bay with French doors opening out to the garden—perfect for indoor-outdoor living and entertaining. The kitchen diner is a fantastic family space, offering ample room for a dining table and a range of fitted units with contrasting worktops. It is well equipped with space for a range oven and extractor hood, integrated dishwasher and washing machine, space for a fridge freezer, and a useful built-in cupboard.

Upstairs, the first floor continues to impress with three well-proportioned double bedrooms. The rear bedroom features a period fireplace and fitted wardrobes. The modern family bathroom is generously sized, offering a corner bath, walk-in shower, pedestal wash basin, WC, and built-in storage cupboard.

Externally, the property truly shines. To the front, there is a garden and driveway providing off-street parking, along with access to the attached garage. The rear garden is a standout feature—substantial in size and and beautifully maintained, it offers a patio, lawn, mature shrubs ,a fruit tree, and a rich variety of plants and planted borders.

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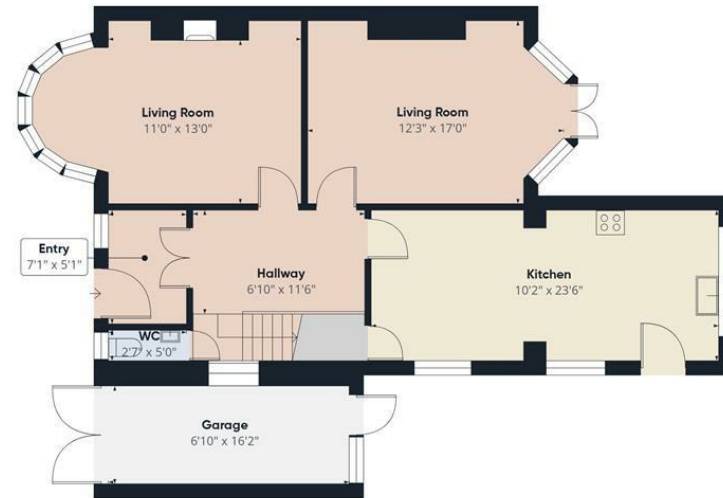


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Floor 0



Floor 1



Approximate total area⁽¹⁾
1474 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 (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>		

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