

FOR  
SALE

19 KINGSLEY AVENUE, WHITLEY BAY NE25 8RX  
£269,950



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL AREA
- TWO SPACIOUS RECEPTION ROOMS
- ORANGERY
- FAMILY BATHROOM & SEPARATE WC
- SUBSTANTIAL FRONT GARDEN WITH PARKING
- SOUTH WEST FACING REAR GARDEN
- EPC RATING D

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#### VESTIBULE

ENTRANCE HALLWAY  
9'4" x 4'5"

RECEPTION ROOM  
11'9" x 10'4"

RECEPTION ROOM  
12'0" x 15'5"

ORANGERY  
8'1" x 23'4"

KITCHEN  
15'2" x 8'1"

LANDING

BEDROOM  
12'2" x 8'4"

BEDROOM  
11'8" x 11'7"

BEDROOM  
11'6" x 9'9"

BATHROOM  
5'0" x 6'0"

SEPARATE WC  
6'1" x 2'9"

FRONT GARDEN

REAR GARDEN

## 19 KINGSLEY AVENUE, WHITLEY BAY NE25 8RX

Embleys are delighted to be instructed in the sale of this lovely semi detached house which is perfectly located within a sought after residential area and is ideal for a range of buyers.

With over 1220 square foot of accommodation set over two floors this beautiful property consists of a vestibule and entrance hallway which leads to a reception room and is open plan to the rear reception room with access to a warm and spacious orangery. There is a modern kitchen benefitting from a good range of units with contrasting worktops and integrated appliances including a single oven, gas hob, extractor hood, full sized dishwasher, washing machine and fridge freezer. To the first floor there are three spacious bedrooms, two with fitted wardrobes, a family bathroom benefitting from a panelled bath with shower over, vanity wash basin and a separate WC on the split landing. Externally there is a substantial front garden with driveway parking and a south west facing rear garden.

The generous size and superb layout 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 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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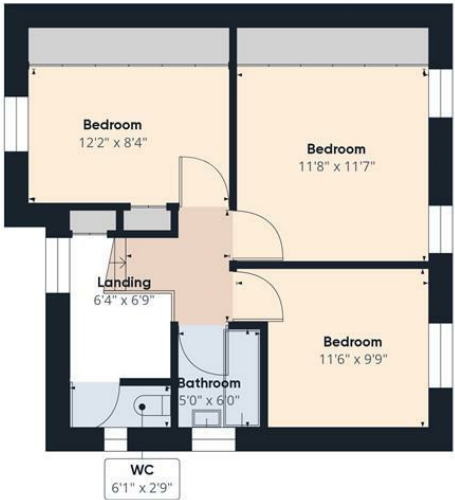
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1226.66 ft<sup>2</sup>  
Reduced headroom  
9.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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