

17 HAWTHORN GARDENS
WHITLEY BAY NE26 3PQ
£695,000



- SIX BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS & SNUG/OFFICE
- KITCHEN DINER, UTILITY ROOM & GARDEN ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- MUCH SOUGHT AFTER RESIDENTIAL AREA
- DETACHED DOUBLE GARAGE & SHARED DRIVEWAY
- FRONT GARDEN & SOUTH FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING D

Embleys are delighted to be instructed in this impressive and characterful, semi detached house which is perfectly located on a much sought after street within a highly desirable residential area. It boasts a wealth of period features, has no upper chain and is ideal for a family.

This is a six bedroom property set over three floors. Ground floor: two reception rooms, snug/office, garden room, kitchen diner, utility room, downstairs WC. First floor: four bedrooms, bathroom WC. Second floor: two bedrooms.

Externally: detached double garage, front garden, shared driveway, South facing rear garden.

The fantastic location, generous size and unique feel of this property 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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VESTIBULE

Enter through timber front door with glazed insert and panel above into the vestibule. With ceiling cornices, panelling to dado rail, picture rail and tiled flooring. Timber inner door with stained glass insert and surrounding windows leading to the entrance hallway.

ENTRANCE HALLWAY

Grand and spacious entrance hallway with ceiling cornices, hard wood flooring and a staircase with spindles and newel posts up to the first floor. There is a built in cloaks cupboard with stained glass window and doors to the reception rooms, snug/office and downstairs WC.

RECEPTION ROOM ONE

17'11" x 16'5"

(measurements into bay and recess)
Reception room one is characterful and front facing with period decorative ceiling incorporating ceiling cornices and ceiling rose, UPVC double glazed walk in bay window with stained glass upper panes, TV point and double radiator. There is a feature fireplace with brick surround and electric fire.

RECEPTION ROOM TWO

17'5" x 14'0"

(measurement into recess)

Reception room two is versatile and rear facing with a family feel. There is a period decorative ceiling incorporating ceiling cornices, ceiling rose and delft rack, feature stone chimney breast with recess for freestanding log burner, double radiator and parquet flooring. Feature picture window with cross panes and timber door leading to the garden room and door to kitchen.

GARDEN ROOM

13'9" x 6'1"

Bright and airy UPVC double glazed garden room with tiled flooring and door to rear garden.



KITCHEN DINER

13'8" x 11'7"

Classic kitchen diner with space for a four seater dining table. Benefitting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink, drainer, mixer taps and tiled splashbacks. Integrated single oven, four ring gas hob and extractor hood. Under counter space for fridge. There are wood panelled walls, UPVC double glazed window and tiled flooring. Open to utility room.

UTILITY ROOM

With space for washing machine, tumble dryer and fridge freezer. There are partially tiled walls, boiler, UPVC double glazed window and UPVC double glazed door to the rear garden.

SNUG/OFFICE

12'5" x 9'3"

Versatile additional room ideal for a snug or office. With UPVC double glazed window, built in shelving and single radiator.

DOWNSTAIRS WC

Complete with low level WC, vanity washbasin with storage beneath, tiled walls, storage space, tiled flooring and timber framed window.

FIRST FLOOR LANDING

With ceiling coving, timber framed stained glass window and single radiator. There are stairs up to the second floor and doors to four bedrooms and bathroom WC.

BEDROOM ONE

17'11" x 13'7"

(measurement into bay and recess)
Bedroom one is spacious and front facing with UPVC double glazed walk in bay window with stained glass upper panes, fitted wardrobes with vanity area, built in cupboard and single radiator. Door to shower room.

SHOWER ROOM

Benefitting from electric shower, vanity washbasin with storage beneath, extractor fan and tiled walls.

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BEDROOM TWO

13'5" x 12'0"

Bedroom two is rear facing with ceiling coving, UPVC double glazed window, fitted wardrobes, built in cupboard and single radiator. Door to shower room.

SHOWER ROOM

Benefitting from electric shower, vanity washbasin with storage beneath, extractor fan and tiled walls.

BEDROOM THREE

11'0" x 10'4"

Bedroom three is rear facing with UPVC double glazed window, TV point and single radiator.

BEDROOM FOUR

10'11" x 9'8"

Bedroom four is front facing with ceiling coving, UPVC double glazed window and single radiator.

BATHROOM WC

8'2" x 6'11"

Modern family bathroom benefitting from panelled bath with electric shower over, pedestal wash basin and low level WC. There are tiled walls, towel warmer, tiled flooring and two UPVC double glazed obscured window.

BEDROOM FIVE

14'5" x 13'5"

(measurement into recess)

Bedroom five is side facing with UPVC double glazed windows and built in storage cupboard. Door to bedroom six.

BEDROOM SIX

16'9" x 10'1"

Bedroom six is rear facing with UPVC double glazed picture window, built in storage cupboard and electric heater.

GARAGE

17'11" x 12'8"

Detached double garage with lighting, power, timber framed window and electric roll top garage door.



FRONT GARDEN

The impressive front garden is laid to lawn with mature shrubs, walled boundary and shared driveway leading to the detached garage.

REAR GARDEN

Beautiful, South facing rear garden with lawn, planted borders, mature shrubs and patio area. The boundary is marked by a wall with gated access to the garage and driveway.

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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		75
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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