

FOR
SALE

93 MARINE AVENUE, WHITLEY BAY NE26 3LN
£1,200,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM LARGER STYLE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GARDEN ROOM & OFFICE
- TWO BATHROOMS, SHOWER ROOM & DOWNSTAIRS WC
- LAUNDRY ROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC D

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ENTRANCE HALLWAY
16'11 x 9'9

RECEPTION ROOM ONE
15'9 x 15'2

RECEPTION ROOM TWO
19'4 x 15'3

GARDEN ROOM
17'8 x 10'6

OFFICE
11'4 x 9'10

DINING KITCHEN
22'11 x 13'7

DOWNSTAIRS WC

BEDROOM ONE
15'9 x 15'4

ENSUITE BATHROOM
17'5 x 6'1

BEDROOM TWO
15'7 x 15'6

BEDROOM THREE
14'0 x 11'11

BATHROOM WC
10'5 x 6'3

BEDROOM FOUR
16'5 x 14'4

BEDROOM FIVE
14'2 x 10'10

SHOWER ROOM
9'10 x 7'6

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Embleys are proud and delighted to be instructed in the sale of this superb, larger style semi detached house built in the Edwardian era and perfectly located in a highly sought after residential area. It boasts a wealth of characterful period features and is ideal for a family desiring an impressive and substantial home.

With over 3150 square foot of accommodation set over three floors this fantastic property comprises of a grand and welcoming entrance hallway with stairs up to the first floor and doors leading to two reception rooms, an office and the dining kitchen. Both reception rooms are elegant with beautiful period fireplaces, one with open fire and the other with a multi fuel burner, there is a light and airy garden room, a good sized office and a fabulous dining kitchen benefitting from a range of bespoke units with granite worktops, space for a range oven with extractor over and a larger style Island with dishwasher, built in wine rack, built in pantry and breakfast bar. There is also a downstairs wc. To the first floor there are three light and generously sized bedrooms, a spacious ensuite bathroom complete with free standing bath, wet room shower and low level WC. There is also a family bathroom benefitting from integrated bath with shower over, pedestal wash basin and low level wc. The top floor has two further good sized bedrooms, a laundry room and a shower room with walk in shower, pedestal wash basin and low level wc. Externally there is an attached garage with garage doors to both the front and rear, a well maintained front garden with driveway parking and a lovely, south facing rear garden with lawn, patio areas, raised planted beds, mature shrubs and a brick outhouse. The exceptional features, generous size and fabulous location makes for an exciting and rare 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.

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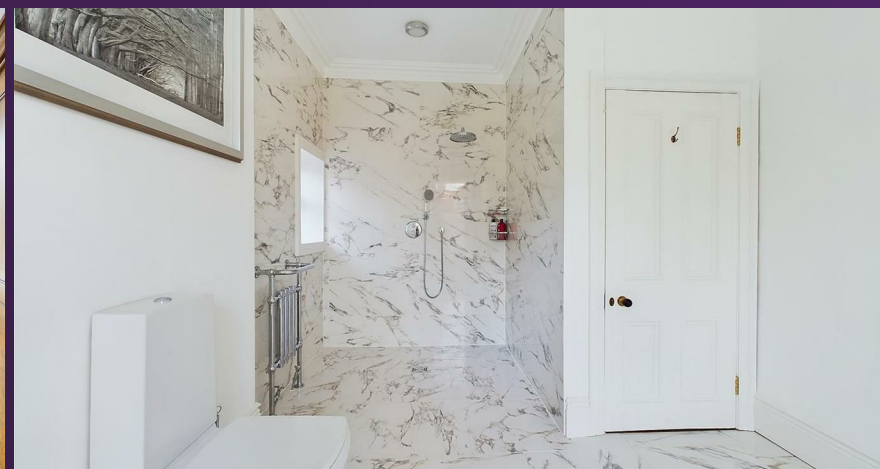
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SMOKE ALARMS

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		78
(69-80) C		
(55-68) D	57	
(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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