

FOR
SALE

24 Highbury, Whitley Bay NE25 8EF
£349,950



3 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED PROPERTY WITH OFFICE
- RECENTLY RENOVATED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- OPEN PLAN KITCHEN DINER
- CONTEMPORARY SHOWER ROOM
- FRONT GARDEN
- GOOD SIZED REAR GARDEN
- NO UPPER CHAIN
- EPC RATING E

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ENTRANCE HALLWAY
10'9" x 7'4"

RECEPTION ROOM
11'9" x 11'9"

OPEN PLAN KITCHEN DINER
18'10" x 18'1"

LANDING
11'8" x 2'10"

BEDROOM
12'3" x 11'11"

BEDROOM
12'10" x 10'6"

BEDROOM/OFFICE
5'5" x 8'9"

BATHROOM WC
6'3" x 5'5"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this immaculately presented, semi detached house. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

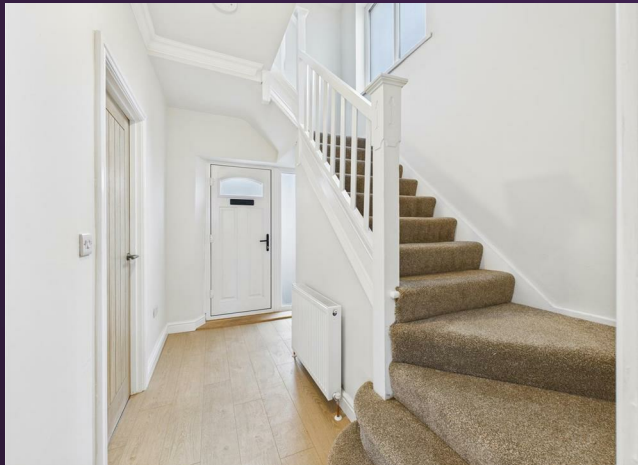
With over 940 square feet of accommodation set over two floors, this recently renovated property consists of an entrance hallway with stairs up to the first floor and doors to the reception room, open plan kitchen diner and storage cupboard. The fabulous kitchen diner benefits from a good range of contemporary units with contrasting worktops and under cabinet lighting. There is a single oven, induction hob, extractor hood, dishwasher and fridge freezer. To the first floor there are two good sized bedrooms, an office and a beautiful shower room WC benefitting from a walk in shower, counter top wash basin and integrated WC. Externally there is a front garden and a substantial rear garden.

The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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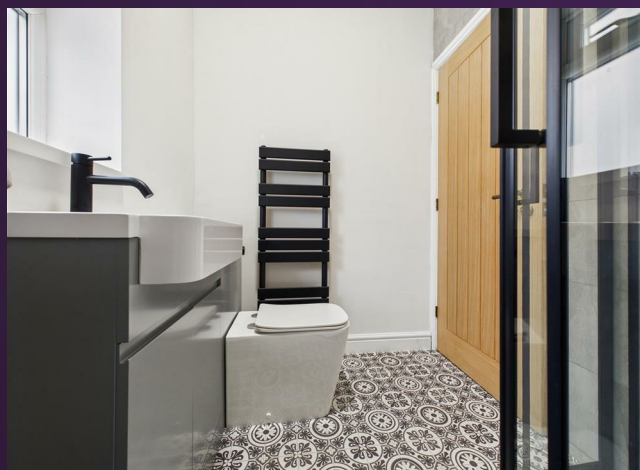
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Floor 0



Floor 1

Approximate total area⁽¹⁾
954 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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