

FOR
SALE

13 BOURNEMOUTH GARDENS, WHITLEY BAY NE26 1QQ
£515,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- BREAKFAST ROOM & KITCHEN
- BATHROOM, SEPARATE WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING & REAR GARDEN
- UNREGISTERED PROPERTY
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'11 x 13'11

RECEPTION ROOM TWO
16 x 12'9

BREAKFAST ROOM
12'8 x 8'5

KITCHEN
14 x 9'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'3 x 13'3

BEDROOM TWO
14'2 x 12

BEDROOM THREE
8'10 x 8'3

BEDROOM FOUR
13'1 x 10

BATHROOM
7'6 x 6'3

SEPARATE WC

GARAGE
16'8 x 8'6

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this characterful, semi detached house which was built in the 1920s and is perfectly located in a highly sought after residential area. It boasts a wealth of period features, has no upper chain and is ideal for a family.

With over 1600 square feet of accommodation set over two floors, this beautiful property consists of a vestibule and a grand entrance hallway with a stunning period stained glass door, stairs up to the first floor and doors to the reception rooms and breakfast room. There are two spacious reception rooms, both with feature fireplaces and open fires, the rear room has a door to the rear garden. The good sized breakfast room leads to the kitchen and the downstairs WC. The kitchen benefits from a range of units with contrasting worktops, built in pantry, integrated oven, electric hob, extractor hood and space for a washing machine. The first floor spacious landing has a beautiful period stained glass window and doors to the bedroom, bathroom and WC. There are three generously sized double bedrooms, one with fitted wardrobes and a bay window with stained glass upper panes providing partial sea views. There is also a good sized single bedroom, a bathroom benefitting from a bath with shower over, pedestal wash basin and a built in cupboard housing the boiler, and a separate WC. Externally there is an attached garage, a front garden with lawn, planted borders and driveway parking and a rear garden with a raised decking area, lawn and mature shrubs.

The superb layout, potential and fabulous location 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.

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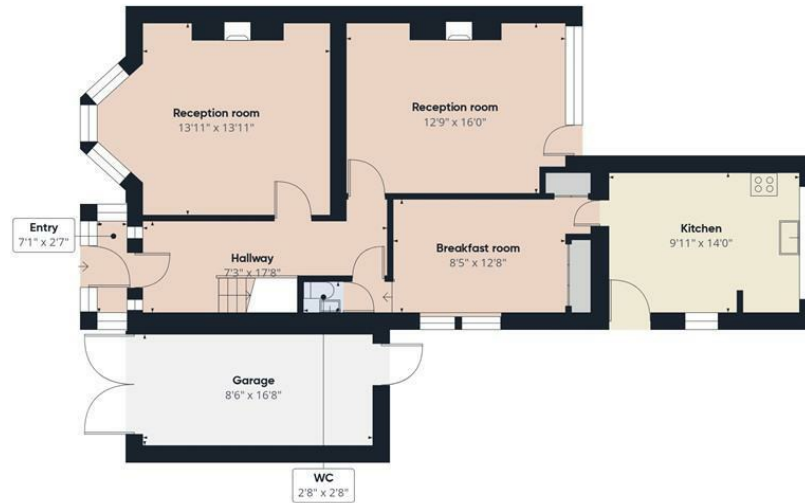


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1684 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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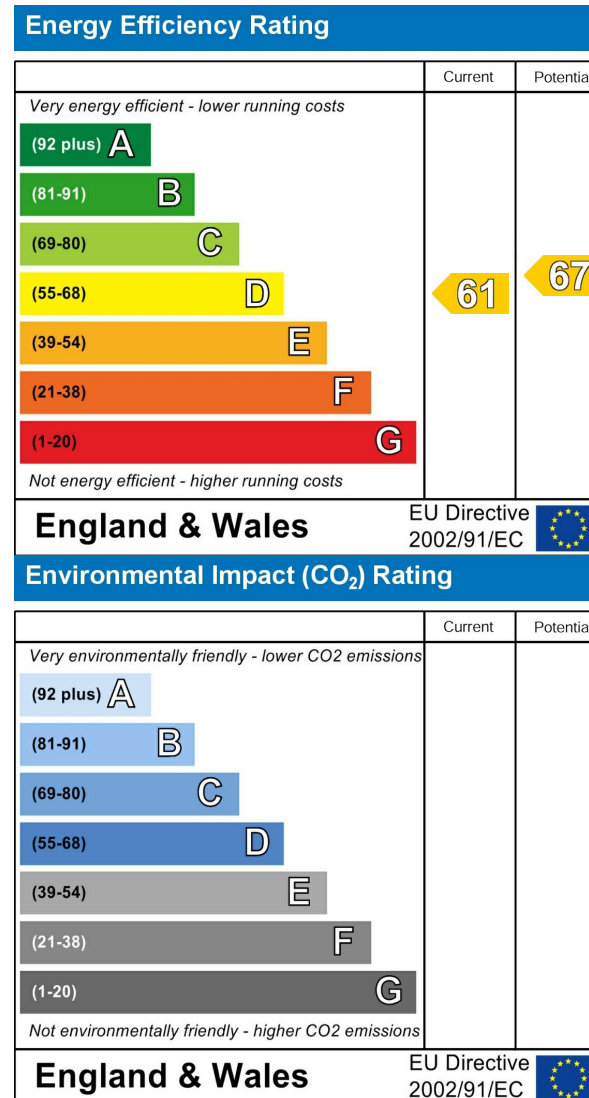
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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