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FOR
SALE

13 BEECH GROVE, WHITLEY BAY NE26 3PJ
£385,000



3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- FABULOUS DINING KITCHEN AND UTILITY ROOM
- BATHROOM W/C AND DOWNSTAIRS W/C
- FRONT GARDEN
- SOUTH FACING REAR YARD
- EPC RATING E

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PORCH

VESTIBULE
3'5 x 3'4

ENTRANCE HALLWAY
10'6 x 3'4

RECEPTION ROOM
14'3 x 13'0

DINING KITCHEN
18'1 x 13'5

UTILITY ROOM
7'5 x 4'6

DOWNSTAIRS W/C
5'7 x 3'0

LANDING
11'1 x 3'6

BEDROOM ONE
13'2 x 11'9

BEDROOM TWO
13'5 x 11'8

BEDROOM THREE
9'11 x 6'1

BATHROOM W/C
7'11 x 7'9

FRONT GARDEN

REAR YARD

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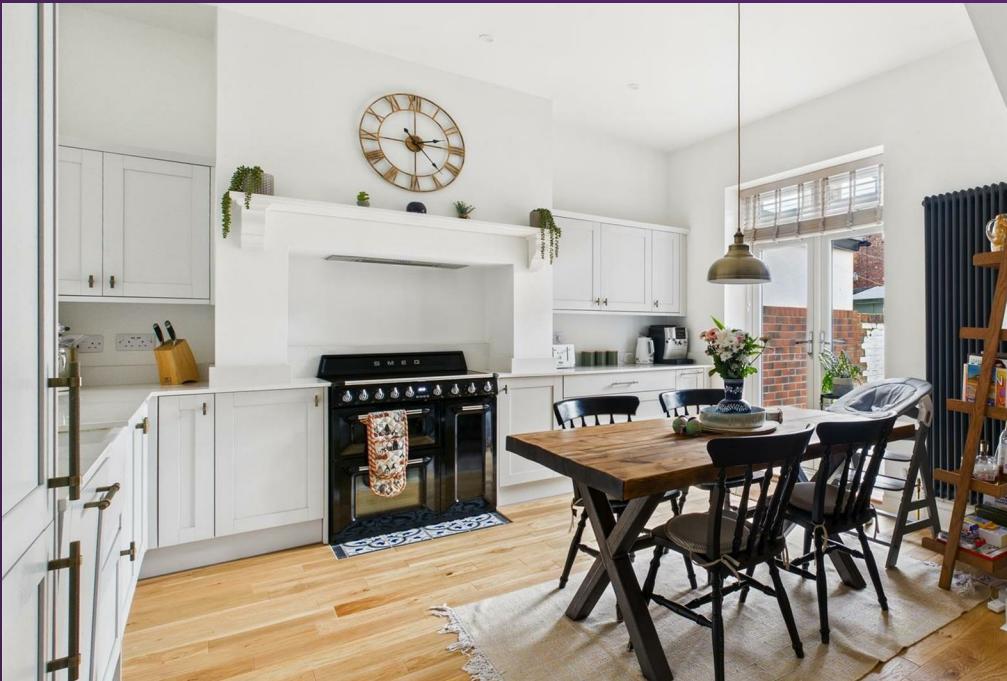
This beautifully presented, mid terraced house was built around 1910 and is perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 1030 square feet of accommodation set over two floors this stunning property consists of a covered porch, vestibule and welcoming entrance hallway which presents period features, stairs up to the first floor and doors to the reception room. The spacious and stylish front facing reception room has a period features cast iron fireplace. There is an immaculately presented open plan kitchen dining area benefitting from a good range of wall, base and drawer units with stone worktops and under cabinet lighting. Integrated appliances include fridge freezer, dishwasher and there is space for a range oven. The utility room has laminate worktops, spaces for appliances, under stairs cupboard and there is also a downstairs W/C . To the first floor there are two generously sized bedrooms, a third smaller bedroom and a family bathroom with roll top bath, walk in shower, wash basin and low-level W/C. Externally there is a low maintenance front garden with planted borders and a south facing rear yard. 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.

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 profession

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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		49
(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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