

30 LISH AVENUE
WHITLEY BAY NE26 2EG
£315,000



- **THREE BEDROOM MID TERRACE HOUSE**
- **TWO RECEPTION ROOMS**
- **CONTEMPORARY KITCHEN DINER & UTILITY AREA**
- **STYLISH BATHROOM WC & DOWNSTAIRS WC**
- **PEDESTRIANISED STREET**
- **FRONT GARDEN**
- **WEST FACING REAR YARD**
- **NO UPPER CHAIN & EPC RATING D**

This beautiful, recently renovated, mid terrace house was built in the Victorian era and is perfectly located on a pedestrianised street within a popular residential area. It boasts a wealth of modern features with period charm, has no upper chain and is ideal for a family.

This is a three bedroom property set over two floors. Ground floor: two reception rooms, kitchen diner, utility area, downstairs WC. First floor: three bedrooms, bathroom WC, stairs up to loft area.

Externally: front garden, rear yard.

The amazing condition, location and perfect family feel 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 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 composite front door with glazed inserts and window above into the vestibule. With ceiling cornices, decorative floor tiles and glazed inner door leading to the entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with ceiling cornices, under stairs storage cupboard, double radiator and stripped wood flooring. There are stairs with spindles up to the first floor and doors to the reception rooms and kitchen diner.

RECEPTION ROOM ONE

17'11" x 14'0"

(measurement into bay and recess)

Reception room one is open plan and front facing with ceiling cornices, UPVC double glazed walk in bay window, stripped wood flooring and single radiator. There is a recess to chimney breast with painted wood surround, exposed brick and tiled hearth. Open to kitchen diner.



KITCHEN DINER

13'6" x 11'2"

Fabulous, newly fitted and contemporary kitchen diner with an Island layout. Benefitting from high gloss wall, base and drawer units with contrasting worktops and upstands incorporating one and a half bowl sink, drainer and mixer taps. Single oven, five ring gas hob with splashback. The Island incorporates a breakfast bar and further base and drawer units. There are recessed ceiling spotlights, stripped wood flooring, UPVC double glazed window and single radiator. Door to utility area.

RECEPTION ROOM TWO

15'0" x 10'3"

(measurement into recess)

Reception room two is bright and rear facing with ceiling cornices, recess to chimney breast, hard wood flooring and double radiator.

UTILITY AREA

With recessed ceiling spotlights, space for washing machine and tumble dryer. Door to downstairs WC and UPVC double glazed door to the rear yard.

DOWNSTAIRS WC

Complete with low level WC, wall mounted wash basin, recessed ceiling spotlights, wall mounted combi boiler and UPVC double glazed obscured window.

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SPLIT LANDING

With stairs up to the main landing and further stairs to rear landing which has doors to bedroom three and bathroom.

MAIN LANDING

With doors to two bedrooms and stairs up to loft area.

BEDROOM ONE

17'6" x 14'3"

(measurements into recess)

Bedroom one is spacious and front facing with ceiling cornices, two UPVC double glazed windows, single radiator and stripped wood flooring. There is a feature cast iron fireplace with period tiled hearth.

BEDROOM TWO

12'11" x 12'0"

(measurement into recess)

Bedroom two is rear facing with UPVC double glazed window and single radiator.

BEDROOM THREE

11'5" x 10'4"

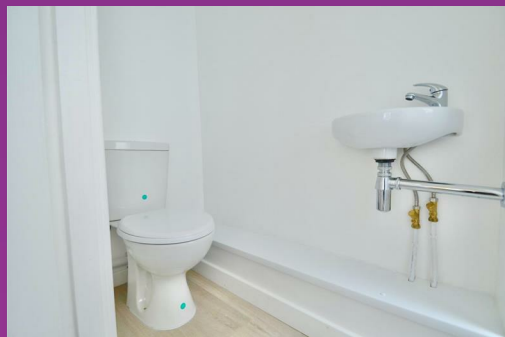
(measurement into recess)

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

BATHROOM WC

7'3" x 6'3"

Newly fitted and contemporary bathroom benefitting from walk in shower, vanity wash basin and low level WC. There are recessed ceiling spotlights, partially tiled walls, towel warmer and UPVC double glazed obscured window.



LOFT AREA

17'6" x 17'2"

(measurement into 'T' fall roof line)

Loft area with exposed beams, two Velux windows, exposed brick chimney breast, eaves storage and hard wood flooring.

FRONT GARDEN

The front garden is laid to lawn with a fence and wall marking the boundary.

REAR YARD

West facing and low maintenance rear yard with high walled boundary and option for off street parking.

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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.



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.

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.



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		82
(69-80) C	66	
(55-68) D		
(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>		
England & Wales	EU Directive 2002/91/EC	

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