

FOR
SALE

116 TURNBERRY, WHITLEY BAY NE25 9NZ
£237,000



2 BEDROOM HOUSE - END TERRACE

- TWO BEDROOM END TERRACE HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPPER CHAIN
- RECEPTION ROOM
- LOVELY KITCHEN AND CONSERVATORY
- MODERN BATHROOM WC
- FRONT & SIDE GARDEN WITH DRIVEWAY PARKING
- VISITOR PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY
4'3" x 4'9"

RECEPTION ROOM
13'8" x 9'8"

KITCHEN
8'6" x 12'10"

CONSERVATORY
7'3" x 10'4"

LANDING

BEDROOM
10'11" x 9'9"

BEDROOM
11'4" x 6'5"

BATHROOM WC
6'5" x 6'2"

FRONT & SIDE GARDENS

REAR GARDEN

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This beautiful, end terrace house is perfectly located in a sought after residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 620 square feet of accommodation set over two floors, this characterful property consists of a welcoming vestibule and entrance hallway with stairs up to the first floor and doors to the reception room. There is a lovely kitchen with a range of units and contrasting worktops, space for an oven and doors giving access to the conservatory and beautiful rear garden.

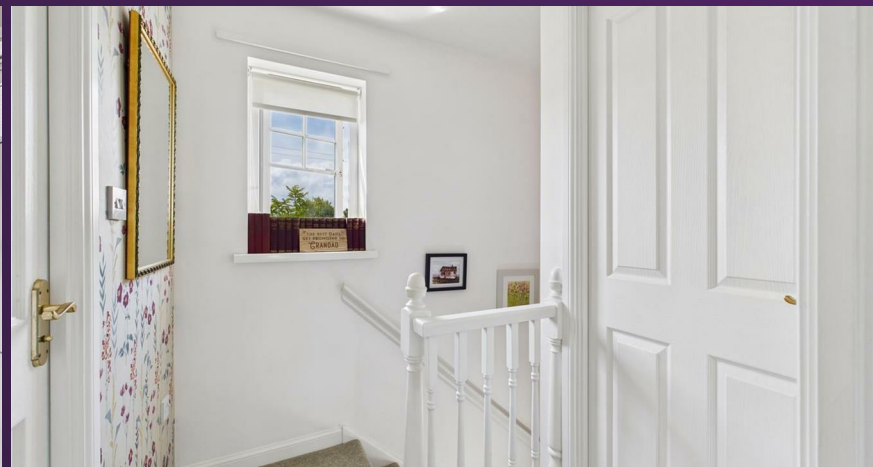
To the first floor there are two bedrooms with fitted wardrobes and a modern bathroom with walk in shower, vanity wash basin and integrated WC. Externally there is are front and side gardens with driveway parking and a south facing rear garden.

The superb layout and fabulous location of this property makes for an exciting opportunity which can only 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 professionals.

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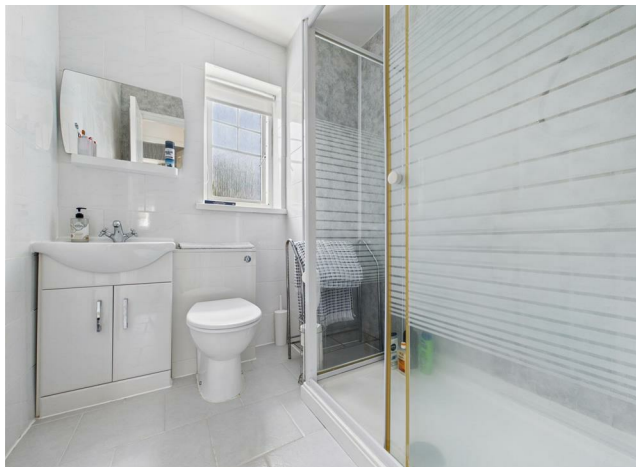
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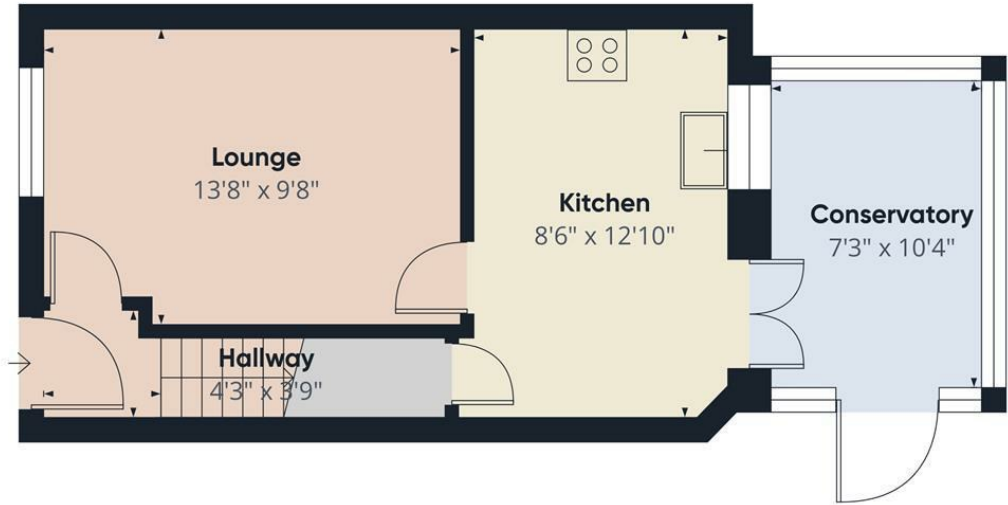
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Floor 0



Floor 1

Approximate total area⁽¹⁾
626 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		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(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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