

**43 WINDSOR GARDENS**  
**WHITLEY BAY NE26 3BG**  
**£355,000**

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- **THREE BEDROOM END TERRACE PROPERTY**
- **LOUNGE & DINING ROOM**
- **BREAKFASTING KITCHEN & UTILITY ROOM**
- **BATHROOM WC**
- **SOUGHT AFTER LOCATION**
- **FRONT TOWN GARDEN**
- **DETACHED GARAGE & REAR YARD**
- **NO UPPER CHAIN & EPC RATING C**

Well presented and characterful end terrace property perfectly located within a sought after residential area. It displays a variety of period features, has no upper chain and is ideal for a family. This is a three bedroom end terrace property set over two floors. Ground Floor: lounge, dining room, breakfasting kitchen, utility room. First Floor: three bedrooms, bathroom WC. Externally: front town garden, rear yard, detached garage. The fabulous location and family feel of this property makes for an exciting opportunity which can only be truly 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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## VESTIBULE

Enter through timber front door with glazed inserts and stained glass panel above into vestibule with ceiling cornices, dado rail, picture rail and timber glazed door to entrance hallway.

## ENTRANCE HALLWAY

Entrance hallway complete with ceiling cornices, dado rail, picture rail, single radiator, hard wood flooring and stairs incorporating spindles and newel post to first floor. Door to lounge and open to dining room.

## LOUNGE

18'3" x 12'1"

(measurements into bay and recess)

The lounge is front facing with ceiling cornices, picture rail, UPVC double glazed walk in bay window and recess to chimney breast with wood surround, brick hearth and gas fire. Double radiator and TV point.



## DINING ROOM

15'10" x 14'5"

(measurements to widest point)

The dining room is open plan, versatile and rear facing with ceiling cornices, picture rail and feature brick chimney breast with recess. There is an under stair storage cupboard, double radiator and open archway to kitchen.

## BREAKFASTING KITCHEN

13'1" x 9'4"

Benefitting from wall, base and drawer units with granite work tops incorporating Belfast sink with mixer tap, grooves into granite and tiled splash backs. Space for gas cooker with four ring gas hob, integrated chimney hood, integrated dishwasher and space for fridge freezer. There are recess spotlights, UPVC double glazed window, double radiator, tiled flooring and door to utility room.

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## UTILITY ROOM

9'5" x 5'11"

Utility room complete with worktops incorporating single bowl sink with mixer tap and drainer. Space and plumbing for washing machine and space for tumble dryer. There are two UPVC double glazed windows, wall mounted combi boiler, tiled flooring and UPVC double glazed door to rear yard.

## LANDING

Landing with skylight, loft access, dado rail and doors to all bedrooms and bathroom WC.

## BEDROOM ONE

17'9" x 10'2"

(measurements into bay and recess)

Bedroom one is front facing with picture rail, UPVC double glazed walk in bay window, recess to chimney breast with built in shelving, single radiator and TV point.



## BEDROOM TWO

14'7" x 9'11"

(measurements into recess)  
Bedroom two is rear facing with UPVC double glazed window, recess to chimney breast, single radiator and TV point.

## BEDROOM THREE

10'7" x 5'8"

Bedroom three is front facing with picture rail, UPVC double glazed window incorporating stained glass upper panes and single radiator.

## BATHROOM WC

9'5" x 9'4"

Stylish and good sized bathroom benefitting from free standing roll top bath with central taps and shower attachment, recessed walk in shower enclosure with rainfall shower over, half pedestal wash basin incorporating chrome towel rail and low level WC. There are ceiling spotlights, tiled walls, single radiator, two UPVC double glazed obscured windows and tiled flooring.

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## GARAGE

14'11" x 7'10"

Detached garage with lighting, power, UPVC double glazed obscured window and up and over garage door.

## FRONT TOWN GARDEN

Front town garden with paving, slate chippings area and a low walled boundary.

## REAR YARD

Low maintenance rear yard with artificial lawn area, raised timber seating, built in brick barbecue and a water tap. Door to garage and a walled boundary with gated access to lane.



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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.



## 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.



While every effort has been made to ensure the accuracy of the floorplans, the agent does not accept any liability for any errors or omissions. The floorplans are for information only and should not be used as a basis for any offer or contract. The agent does not accept any liability for any errors or omissions. The floorplans are for information only and should not be used as a basis for any offer or contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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