

**25 TYNEDALE AVENUE
WHITLEY BAY NE26 3BA
£465,000**



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **THREE RECEPTION ROOMS**
- **KITCHEN DINER**
- **DOWNSTAIRS WC**
- **BATHROOM & SEPARATE WC**
- **HIGHLY SOUGHT AFTER LOCATION IN NORTH WHITLEY BAY**
- **FRONT GARDEN**
- **SOUTH FACING REAR GARDEN**
- **NO UPPER CHAIN**
- **EPC RATING D**

This beautiful and characterful semi detached property was built in the Edwardian era and is perfectly located against a sought after residential setting. It boasts a wealth of period and modern features, has no upper chain and is suitable for a range of buyers.

This is a four bedroom property set over two floors. Ground floor: three reception rooms, kitchen diner, downstairs WC. First floor: four bedrooms, bathroom, separate WC. Externally: Front garden, driveway parking, South facing rear garden.

The fabulous location, family feel and generous size 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.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

25 TYNEDALE AVENUE WHITLEY BAY NE26 3BA £465,000

VESTIBULE

Enter through timber front door with surrounding windows into vestibule. Complete with ceiling cornices, dado rail and timber inner door with period stained glass surrounding windows to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway with ceiling cornices, ceiling corbels, dado rail, period stained glass internal timber framed window, under stair storage cupboard, two double radiators and hard wood flooring. Stairs incorporating stair spindles and newel post to first floor. Doors to three reception rooms and kitchen diner.

RECEPTION ROOM ONE 15'9" x 13'10"

Reception room one is spacious and front facing with period decorative ceiling including ceiling cornices with recessed spotlights, ceiling rose and double glazed walk in bay window with upper cross panes. There is a period feature fireplace with wood surround, tiled insert, tiled hearth and gas fire. Double radiator.

RECEPTION ROOM TWO 15'9" x 12'1"

(measurements into bay and recess) Reception room two is bright and rear facing with period decorative ceiling including ceiling cornices, ceiling rose and period feature fireplace with wood surround including over mantle with oval mirror, cast iron horseshoe insert, tiled hearth and open fire. Double radiator and TV point. UPVC double glazed windows with UPVC double glazed leaded patio door incorporating stained glass upper panes to rear garden.



RECEPTION ROOM THREE

20'9" x 11'2"

(measurements include downstairs WC) Reception room three was originally a garage and currently used as a bedroom with UPVC double glazed window with cross panes and two double radiators.

Door to downstairs WC and UPVC double glazed door with cross panes and window leading to rear garden.

DOWNSTAIRS WC

Door from reception room complete with extractor fan, pedestal wash basin, low level WC, tiled walls and tiled flooring.

KITCHEN DINER 19'10" x 10'0"

Open plan and lovely kitchen which easily accommodates a six seater dining table. Benefiting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink with mixer taps, drainer and tiled splash backs. Chimney hood, space for range oven with six ring gas hob, space for fridge freezer, dishwasher and space for washing machine. There are recess spotlights, wall mounted combi boiler, double radiator and wood effect flooring. Three UPVC double glazed windows and timber door with glazed panels to rear garden.

LANDING

With loft access, ceiling cornices, UPVC double glazed window and single radiator. Doors to all bedrooms, bathroom and separate WC.

BEDROOM ONE 16'3" x 11'0"

(measurements including wardrobes) Bedroom one is spacious and rear facing with ceiling cornices, two UPVC double glazed windows with upper cross panes and fitted wardrobes with matching drawers, bedside cabinets and vanity wash basin. Single radiator and TV point.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

25 TYNEDALE AVENUE WHITLEY BAY NE26 3BA £465,000

BEDROOM TWO

13'5" x 12'0"

(measurements including wardrobes)
Bedroom two is bright and front facing with decorative ceiling including ceiling coving, UPVC double glazed sash window with upper cross panes, built in cupboard and fitted wardrobes including vanity washbasin. Single radiator and stripped wood flooring.

BEDROOM FOUR

11'5" x 7'3"

Bedroom three is front facing with UPVC double glazed window, timber arched window and single radiator.

BEDROOM THREE

11'10" x 9'4"

(measurements including wardrobes)
Bedroom four is rear facing with picture rail, UPVC double glazed window, fitted wardrobes with matching cabin bed, desk and shelves and single radiator.

BATHROOM

7'8" x 6'11"

Contemporary bathroom complete with double ended bath with shower over and pedestal wash basin. There is a built in storage cupboard, tiled walls, UPVC double glazed obscured window and tiled flooring.

SEPARATE WC

With low level WC, timber framed obscured window and tiling to half wall height.

FRONT GARDEN

The private front garden is laid to lawn with mature shrubs, borders, driveway parking and a walled boundary.

REAR GARDEN

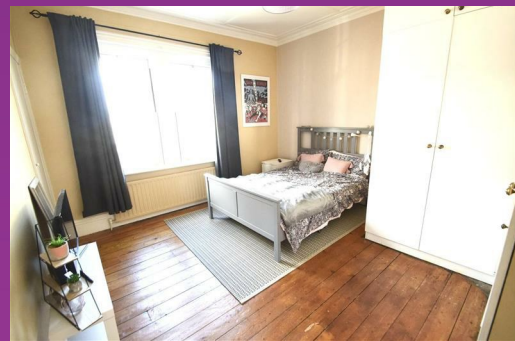
The South facing rear garden is laid to lawn with borders, mature shrubs, patio area, water tap and shed. Fenced and walled boundary with gated access to front of property.



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

25 TYNEDALE AVENUE
WHITLEY BAY NE26 3BA
£465,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

25 TYNEDALE AVENUE
WHITLEY BAY NE26 3BA
£465,000



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

25 TYNEDALE AVENUE WHITLEY BAY NE26 3BA £465,000

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales		

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk