

**19 GROSVENOR DRIVE
WHITLEY BAY NE26 2JP
£375,000**



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **TWO RECEPTION ROOMS**
- **DRIVEWAY PARKING**
- **KITCHEN DINER**
- **FRONT GARDEN**
- **DOWNSTAIRS WC**
- **SOUTH FACING REAR GARDEN**
- **BATHROOM WC & EN SUITE**
- **EPC RATING D**

This beautiful and well presented, double fronted semi-detached property is perfectly located in a sought after residential area. It enjoys a variety of modern features and is ideal for a family.

This is a four bedroom property set over two floors. Ground Floor: Two reception rooms, kitchen diner, downstairs WC. First floor: Four bedrooms, en-suite, bathroom WC. Externally: driveway parking, front garden, South facing rear garden.

The fabulous location, perfect 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.

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VESTIBULE

Enter through the timber front door with glass panels into vestibule with timber inner door with obscured glass panels to entrance hallway.

ENTRANCE HALLWAY

The entrance hallway is light and spacious with UPVC double glazed window, under stairs storage cupboard and single radiator. Doors to two reception rooms and downstairs WC.

RECEPTION ROOM ONE

13'1" x 12'6"

(Measurements into bay and recess)
Reception room one is bright, modern and front facing with UPVC double glazed walk in bay window, stripped wood flooring, double radiator and TV point.

RECEPTION ROOM TWO

17'10" x 13'2"

(Measurements into bay and recess)
Reception room two is modern, versatile and front facing with UPVC double glazed walk in bay window, double radiator and TV point. There is a feature fireplace with wood surround and gas fire. Double glazed doors to kitchen diner.



KITCHEN DINER

11'10" x 11'4"

Lovely and modern kitchen diner which easily accommodates a bistro style table. Benefitting from wall, base and drawer units with wood worktops incorporating one and a half bowl sink with drainer, mixer taps and tiled splash backs. Integrated appliances include double oven, four ring gas hob, chimney hood, fridge freezer, dishwasher and space for a washing machine. There are recessed ceiling spotlights, UPVC double glazed window, wood effect flooring and two contemporary vertical radiators. UPVC patio doors leading to rear garden.

DOWNSTAIRS WC

Benefitting from wall mounted wash basin, low level WC, tiled flooring and extractor fan.

LANDING

The landing is light and airy with UPVC double glazed window and built in cupboard housing boiler. Doors to bedrooms and bathroom WC.

BEDROOM ONE

13'9" x 12'7"

(measurements include en suite)
Bedroom one is stylish and front facing with two UPVC double glazed windows, stripped wood flooring, double radiator and TV point. Door to en suite.

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EN SUITE

Benefitting from walk in shower enclosure with electric shower, low level WC, partially tiled walls, tiled flooring, chrome towel warmer and extractor fan.

BEDROOM TWO 13'11" x 10'2"

(Measurements into recess)

Bedroom two is modern and front facing with UPVC double glazed windows, stripped wood flooring and double radiator.

BEDROOM THREE 11'10" x 6'5"

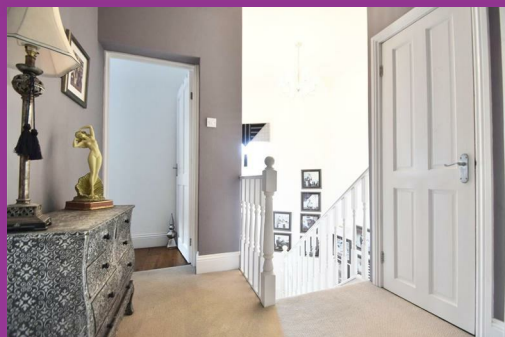
Bedroom three is rear facing with UPVC double glazed window and single radiator.

BEDROOM FOUR 10'7" x 23'10"

Bedroom four is front facing with UPVC double glazed windows and double radiator.

BATHROOM WC 8'3" x 5'5"

Modern bathroom benefitting from panelled bath with mixer taps and additional shower attachment and over bath electric shower, pedestal wash basin and low level WC. There are recessed ceiling spotlights, loft access, partially tiled walls, tiled flooring, chrome towel warmer, extractor fan and UPVC double glazed obscured window.



FRONT GARDEN

Low maintenance front garden with driveway parking and paved area. The boundary is marked by wall with gated access to rear of property.

REAR GARDEN

South facing private rear garden with gravelled area, paved patio area and water tap. The boundary is marked by wall.

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(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		
England & Wales	EU Directive 2002/91/EC	

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