

FOR  
SALE

ST. GEORGES CRESCENT, WHITLEY BAY NE25 8BJ  
£675,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- MODERN LOUNGE
- DINING KITCHEN & FAMILY ROOM
- DOWNSTAIRS WC, BATHROOM WC & SHOWER ROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY & REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE  
13'11" x 12'5"

DINING KITCHEN & FAMILY ROOM  
23'7 x 14'9" & 19'3 x 7'10

UTILITY ROOM  
8'1 x 5'2"

DOWNSTAIRS WC

BEDROOM  
13'11" x 13'6"

BEDROOM  
18'6 x 13'7"

BEDROOM  
11'9 x 9'5"

BEDROOM  
10'11" x 7'0"

BEDROOM  
10'5" x 5'11"

BATHROOM WC  
8'0" x 7'5"

SHOWER ROOM  
7'7" x 5'5"

GARAGE  
17'3" x 11'11"

FRONT GARDEN

REAR GARDEN

## ST. GEORGES CRESCENT, WHITLEY BAY NE25 8BJ

Embleys are delighted to be instructed in the sale of this, rare to the market, characterful, semi detached property which was built circa 1920's and is perfectly located in a highly sought after area and is ideal for a family.

Set over two floors this lovely property consists of a vestibule and entrance hallway leading to a lounge, dining kitchen & family room with the open plan dining kitchen benefitting from a range of solid wood wall, base and drawer units and worktops, an integrated double oven and dishwasher, with an an integrated fridge and induction hob in the island. There are also double doors to a large pantry cupboard. Finally to the ground floor there is a downstairs WC and a utility room including space and plumbing for a washing machine. To the first floor there are five spacious bedrooms, a shower room and a good sized contemporary bathroom WC. Externally the property has an attached garage, a front garden with driveway parking for multiple cars and a stunning, West facing rear garden which is laid to lawn with an assortment of flowers.

The generous size, superb layout and fabulous location 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 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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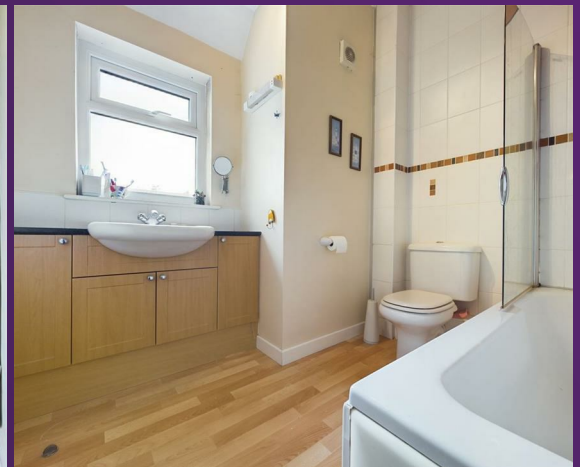
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2073.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>70</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		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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>		
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Not environmentally friendly - higher CO2 emissions		

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