

FOR
SALE

19 BROADWAY CLOSE, WHITLEY BAY NE30 3LN
£525,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- SITUATED ON A SUBSTANTIAL CORNER WITHIN A CUL DE SAC
- SPACIOUS LOUNGE
- MODERN KITCHEN DINER
- BATHROOM, ENSUITE & SEPARATE WC
- GYM/HOME OFFICE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
20'6 x 13'7

KITCHEN DINER
23'11 x 9'9

WC

HALLWAY

BEDROOM
13'4 x 12'5

ENSUITE

BEDROOM
15'7 x 9'8

BEDROOM
12'8 x 9'9

BATHROOM WC
9'11 x 7'5

GYM
13'11 x 12'2

GARAGE
21'11 x 14'3

FRONT GARDEN

REAR & SIDE GARDENS

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*****REDUCED TO SELL*****

Embleys are delighted to be instructed in the sale of this rare to the market, well presented detached house built in the 1970s and perfectly located on a substantial corner plot in a cul a sac within a sought after residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 1700 square foot of accommodation set over two floors this lovely property has a unique layout. The vestibule leads to a light and spacious entrance hallway with stairs up to the first floor where the generously sized lounge, with space for a dining table and fabulous views is located. The lounge is open plan to the kitchen diner which benefits from wall, base and drawer units with contrasting worktops, breakfast bar and integrated eye level double oven, induction hob and chimney hood. There is also a WC to this level with wall mounted washbasin. To the ground floor there are three bedrooms, all with fitted wardrobes, the principal of which has an ensuite with walk in shower, wall mounted wash basin and low level WC. There is also a modern family bathroom with corner bath, walk in rainfall shower, countertop wash basin and low level WC, and a gym/home office which could be converted to an additional bedroom. Externally the property has a larger style attached garage, a well maintained front garden with driveway parking and substantial rear and side gardens, with paving and lawned areas.

The generous size, fabulous location and unique 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 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.

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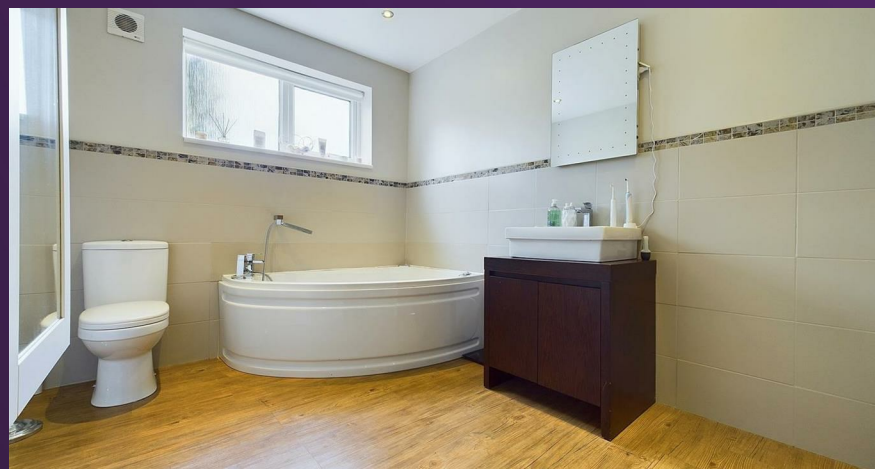
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1706.16 ft²

(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.

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		81
(69-80) C	62	
(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 CO2 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 CO2 emissions		

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