

**25 HILLFIELD**  
**WHITLEY BAY NE25 9AJ**  
**OFFERS OVER £325,000**

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- **THREE BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **FABULOUS KITCHEN DINER & UTILITY ROOM**
- **BATHROOM WC & DOWNSTAIRS WC**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **FRONT GARDEN WITH DRIVEWAY PARKING**
- **WEST FACING REAR GARDEN & outhouse**
- **EPC RATING D**

This beautiful semi detached property is perfectly located in a sought after residential area. It displays a variety of modern features with period charm and is ideal for a family.

This is a three bedroom property set over two floors. Ground Floor: Two reception rooms, kitchen diner, utility room, downstairs WC. First floor: Three bedrooms, bathroom WC. Externally: driveway parking, front garden, West facing rear garden.

The fabulous location, generous size and superb layout 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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## ENTRANCE HALLWAY

Enter through the UPVC double glazed front door into entrance hallway. With dado rail, UPVC double glazed obscured window, under stairs cupboard, single radiator and stairs incorporating spindles to first floor. Doors to lounge and downstairs WC.

## RECEPTION ROOM ONE 15'9" x 12'2" (into bay and recess)

Reception room one is stylish and front facing with ceiling cornices, UPVC double glazed walk in bay window, wood style flooring, single radiator and TV point. Double timber doors to reception room two.

## RECEPTION ROOM TWO 13'1" x 12'1" (into recess)

Reception room two is versatile and rear facing with ceiling cornices and wood style flooring. There is a feature fireplace with wood surround, tiled insert, tiled hearth and gas fire. Double doors with glass inserts to kitchen diner.



## KITCHEN DINER

Fabulous, contemporary kitchen diner with a four seater breakfast bar, benefitting from wall, glass fronted display, base and drawer units with contrasting worktops incorporating single bowl sink, drainer, mixer tap and tiled splash backs. Integrated appliances include single oven, four ring gas hob, chimney hood and dishwasher. There are recessed ceiling spotlights, under cabinet lighting, Velux window, UPVC double glazed window and single radiator. UPVC double glazed French doors to rear garden and door to utility room.

## UTILITY ROOM

Benefitting from spaces for fridge freezer, tumble dryer, space and plumbing for a washing machine. UPVC double glazed door to rear garden.

## DOWNSTAIRS WC

Benefitting from vanity wash basin, low level WC and UPVC double glazed obscured window.

## LANDING

Landing with dado rail and UPVC double glazed obscured window. Doors to the bedrooms and bathroom WC.

## BEDROOM ONE

16'0" x 9'9"

Bedroom one is bright and front facing with UPVC double glazed walk in bay window, fitted wardrobes, single radiator and TV point.

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## BEDROOM TWO

12'5" x 9'11"

Bedroom two is rear facing with UPVC double glazed window, fitted wardrobes, single radiator and TV point.

## BEDROOM THREE

8'4" x 7'2"

Bedroom three is front facing with ceiling coving, UPVC double glazed window and single radiator.

## BATHROOM WC

7'9" x 7'2"

Modern family bathroom benefitting from panelled bath with shower over, vanity wash basin with storage beneath and low level WC. There are recessed ceiling spotlights, loft access, built in cupboard, partially tiled walls, tiled flooring, single radiator and two UPVC double glazed obscured windows.

## OUTHOUSE

12'3" x 6'7"

The outhouse currently used as a bar with power and lighting.

## FRONT GARDEN

Front garden with mature shrubs and driveway parking. The boundary marked by fence, wall and hedge with gated access to rear of the property.

## REAR GARDEN

Beautiful West facing rear garden with artificial grass, paved area, decking and door to the outhouse. the boundary marked by fence with gated access to front of the property.



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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