

**44 IVANHOE**  
**WHITLEY BAY NE25 9AW**  
**£360,000**

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- **THREE BEDROOM SEMI DETACHED HOUSE**
- **STYLISH LOUNGE**
- **OPEN PLAN KITCHEN DINER & UTILITY ROOM**
- **BATHROOM WC & DOWNSTAIRS WC**
- **SOUGHT AFTER LOCATION**
- **GARAGE & DRIVEWAY PARKING**
- **FRONT & REAR GARDEN**
- **EPC RATING D**

This beautifully presented semi detached property is perfectly located in a sought after residential area. It displays a variety of period and modern features and is ideal for a range of buyers.

This is a three bedroom property set over two floors. Ground floor: lounge, kitchen diner, utility room, downstairs WC. First floor: three bedrooms, bathroom WC. Externally: driveway parking, attached garage, front garden, rear garden.

The fabulous location and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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**ENTRANCE HALLWAY**

Enter through composite front door into welcoming entrance hallway with picture rail, single glazed stained glass window, under stairs cupboard, single radiator and tiled flooring. Doors to lounge and kitchen diner.



**LOUNGE**

**14'11" x 12'1"**

(measurements into bay and recess)

The lounge is stylish and front facing with ceiling coving, UPVC double glazed walk in bay window, plantation shutters, fitted storage to recess, single radiator and TV point. There is a beautiful period feature fireplace with decorative tiled insert, living flame gas fire and slate hearth.



**KITCHEN DINER**

**27'1" x 14'1"**

(measurements into recess)  
Fabulous, open plan kitchen diner which easily accommodates an eight seater family dining table. Benefitting from matt wall, base and drawer units with wood worktops and tiled splash backs. There is an integrated dishwasher and space for range cooker, fridge freezer. The island provides further storage with matt base units and wood worktops incorporating two seater breakfast bar and Belfast sink with mixer taps including spring pull out tap. There is a UPVC double glazed lantern roof, UPVC double glazed windows, built in storage cupboard, TV point, two single radiators and tiled flooring. Door to utility and two sets of UPVC double glazed French doors to rear garden.



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**UTILITY ROOM**

7'9" x 7'7"

(measurements into recess)  
Complete with wall mounted combi boiler, fitted storage, space and plumbing for washing machine and tiled flooring. Doors to downstairs WC and garage.



**DOWNSTAIRS WC**

Benefitting from vanity wash basin with storage beneath, integrated WC and tiled flooring.



**LANDING**

Loft access, picture rail, UPVC double glazed window. Doors to three bedrooms and bathroom WC.

**BEDROOM ONE**

16'3" x 10'11"

(measurements into bay and recess)

Bedroom one is stylish and front facing with UPVC double glazed walk in bay window, plantation shutters, and single radiator.



**BEDROOM TWO**

12'6" x 10'11"

(measurements into recess)

Bedroom two is spacious and rear facing with UPVC double glazed window, plantation shutters and single radiator.



**BEDROOM THREE**

8'4" x 7'3"

Bedroom three is front facing with picture rail, UPVC double glazed window and single radiator.

**BATHROOM WC**

8'4" x 7'3"

Beautiful, contemporary bathroom benefitting from freestanding bath with shower attachment, walk in rainfall shower with additional attachment, marble countertop with ceramic wash basin and storage beneath and integrated WC. There is an extractor fan, two UPVC double glazed windows, plantation shutters, cast iron style radiator and mosaic style tiled flooring.

**GARAGE**

7'5" x 4'1"

Up and over garage door.

**FRONT GARDEN**

Low maintenance front garden with driveway parking, paved area, planted borders and mature shrubs. Marked with a wall and fenced boundary.

**REAR GARDEN**

Impressive rear garden with decked patio, laid to lawn area, paved patio to the back.

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There is a timber shed and fenced boundary with gated access to The Green.



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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) <b>A</b>		
(81-91) <b>B</b>		<b>79</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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