

FOR
SALE

2 BRUNDON AVENUE, WHITLEY BAY NE26 1SE
£595,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI-DETACHED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN DINER
- GOOD SIZED BATHROOM WC
- LOW MAINTENANCE FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY
39'4"0"0"x39'4"13"1"

RECEPTION ROOM
11'11" x 13'11"

RECEPTION ROOM
11'11" x 15'4"

KITCHEN DINER
14'8" x 11'3"

LANDING

BEDROOM
15'6" x 12'11"

BEDROOM
12'0" x 13'6"

BEDROOM
12'9" x 6'6"

BEDROOM
7'11" x 10'4"

BATHROOM WC
7'9" x 9'1"

FRONT GARDEN

REAR GARDEN

GARAGE
18'0" x 10'3"

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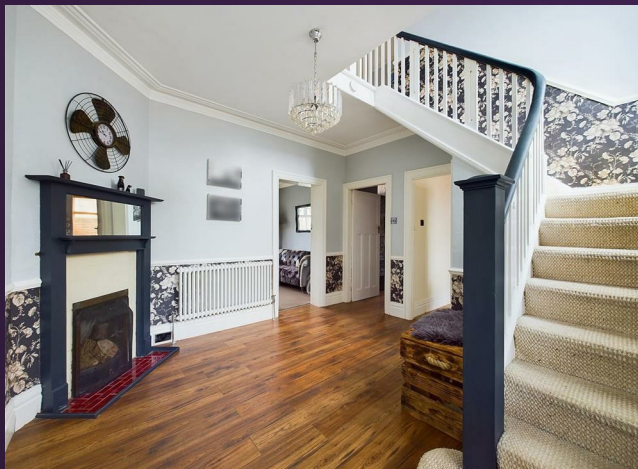
Embleys are delighted to be instructed in the sale of this characterful and rare to the market, semi detached house, built in 1941 and perfectly located in a much sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 1500 square feet of accommodation set over two floors, this beautiful property consists of a grand and welcoming entrance hallway with a period feature fireplace incorporating mantle above, stairs up to the first floor and doors with period stained glass leading to the reception rooms and kitchen diner. The spacious, front facing reception room has a feature fireplace with cast iron surround and open fire and the rear facing reception room has a bay window overlooking the garden and stone fireplace with electric log fire. The modern kitchen diner easily accommodates a four seater dining table and benefits from a good range of high gloss units with granite worktops, integrated eye level double oven, induction hob and extractor hood. There is space for an American style fridge freezer and space for a washing machine. To the first floor landing there is a stunning period stained glass window and doors to the four bedrooms and bathroom. The main front facing bedroom has fitted wardrobes and a period cast iron fireplace and the rear bedrooms have open views over Coquet playing fields. The good sized family bathroom benefits from a panelled bath with shower over, a walk in shower, countertop wash basin and integrated WC. Externally there is a detached garage, a low maintenance front garden with driveway parking and a gate to the side of the property leading to further driveway parking and the garage. There is also a south facing rear garden with lawn, patio and raised seating area.

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.

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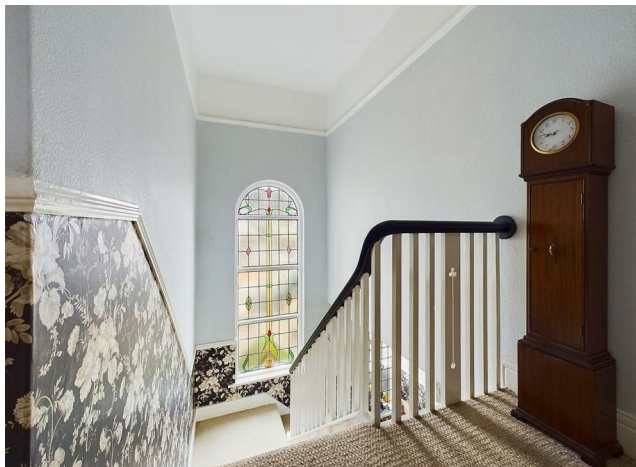
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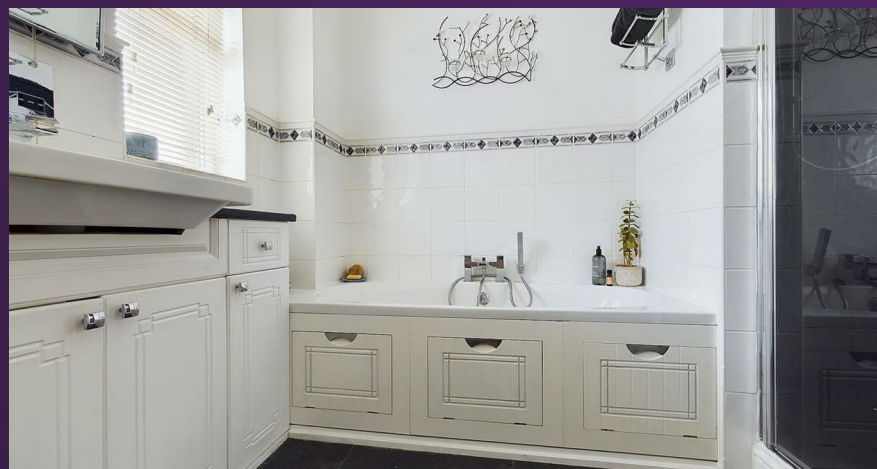
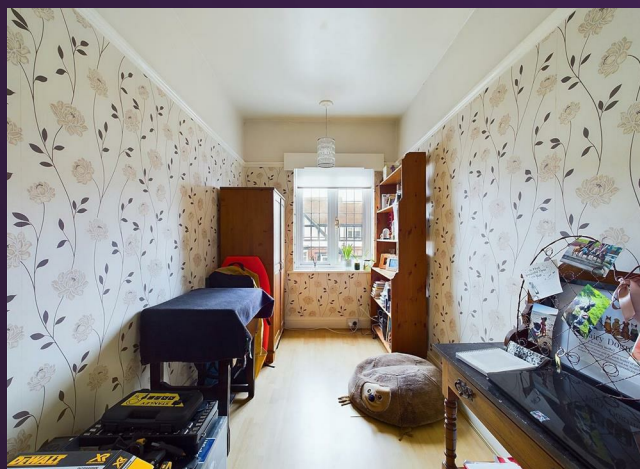
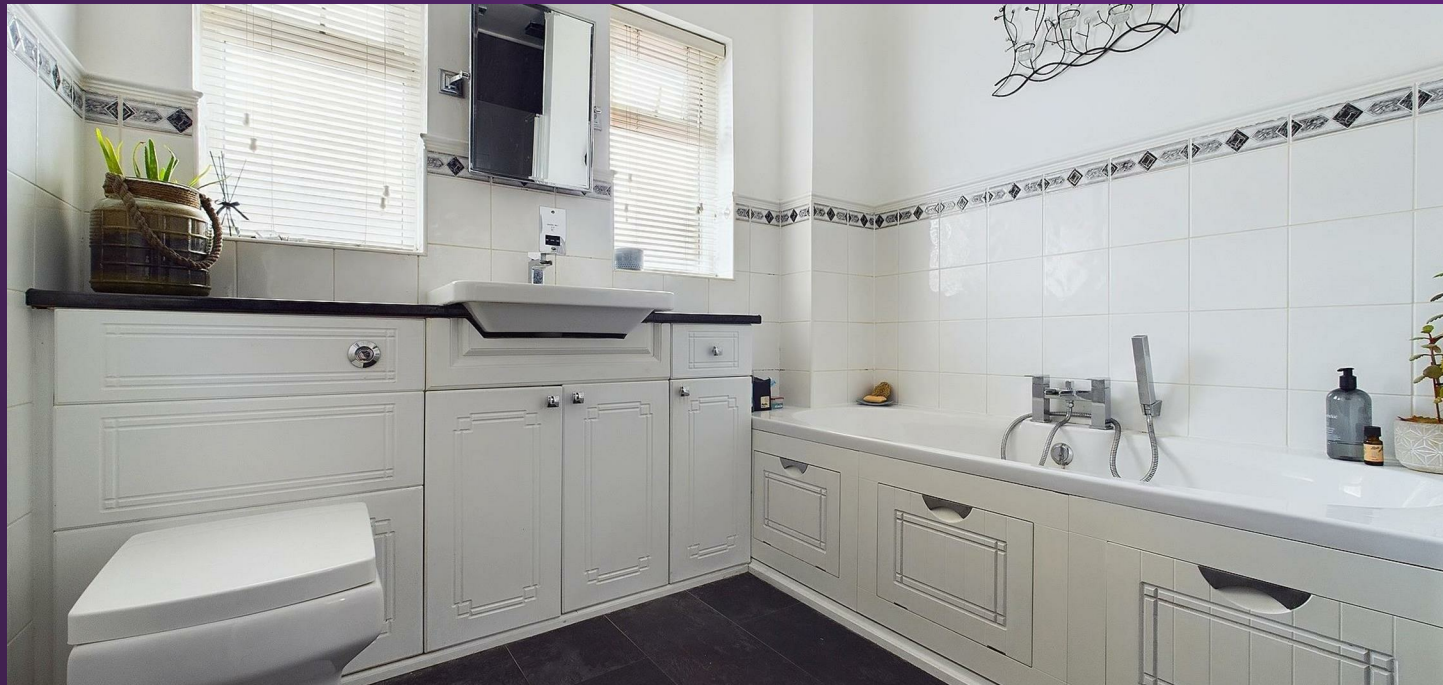
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(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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		82
(69-80) C	69	
(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 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		

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