

FOR
SALE

3 WHITLEY ROAD, WHITLEY BAY NE26 2EW
£440,000



3 BEDROOM HOUSE - END TERRACE

- LARGER STYLE THREE BEDROOM END TERRACE HOUSE
- OPEN PLAN LIVING SPACE
- DOUBLE TURRET STYLE BAY WINDOWS
- KITCHEN DINER & UTILITY SPACE
- FAMILY BATHROOM WC
- ATTACHED GARAGE
- SUBSTANTIAL FRONT TOWN GARDEN
- WEST FACING REAR YARD
- EPC RATING E

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VESTIBULE

HALLWAY

RECEPTION ROOM
16'10 x 13'4

RECEPTION ROOM
16'11 x 12'2

KITCHEN
18'6 x 9'7

UTILITY SPACE
4'6 x 2'11

LANDING

BEDROOM
13'1 x 12'7

BEDROOM
15'7 x 11'10

BEDROOM
9'9 x 8'4

BATHROOM WC
9'11 x 8'10

GARAGE
14'10 x 7'11

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Occupying an exceptionally generous plot, this impressive three bedroom end terrace home on Whitley Road offers significantly more space than typically expected from a property of its style. Beautifully presented throughout, the home combines generous proportions and wonderful period features with stylish modern living. A Substantial paved front town garden, a west facing rear yard and the rare advantage of an attached garage make this a particularly unique home in central Whitley Bay.

The accommodation begins with an entrance vestibule opening into a spacious hallway with period detailing, a useful cloaks cupboard and stairs to the first floor. The ground floor has been opened up to create a superb flowing living space incorporating two reception areas and a stylish kitchen with central island, complete with a utility cupboard and bi-folding doors leading out to the yard.

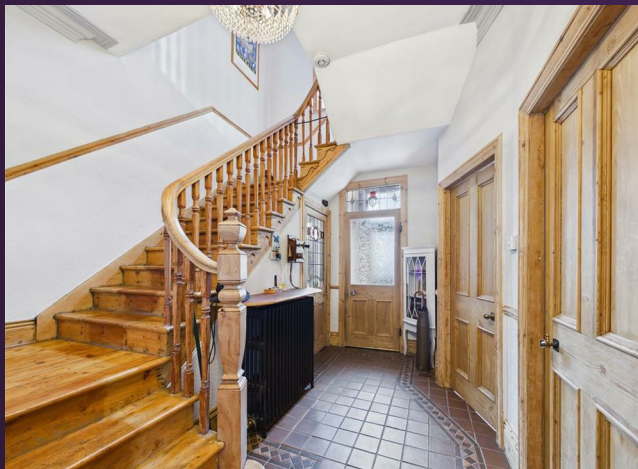
On the first floor there is a generous landing leading to three well proportioned bedrooms, including two excellent doubles and an impressive principal bedroom with a striking turret style bay window. A large family bathroom completes the floor, combining contemporary finishes with beautiful period-style fittings.

Externally, the property continues to impress with a paved front town garden. The attached garage is an unusual and highly desirable feature for a terraced property, while to the rear is a generous west facing yard, ideal for enjoying the afternoon and evening sunshine.

Whitley Road is perfectly positioned for the best of Whitley Bay, with the town centre, Metro links, independent shops, cafés and restaurants all within easy reach. The coastline and award-winning beach are also nearby, making this an exceptional home combining space, character and a superb coastal location.

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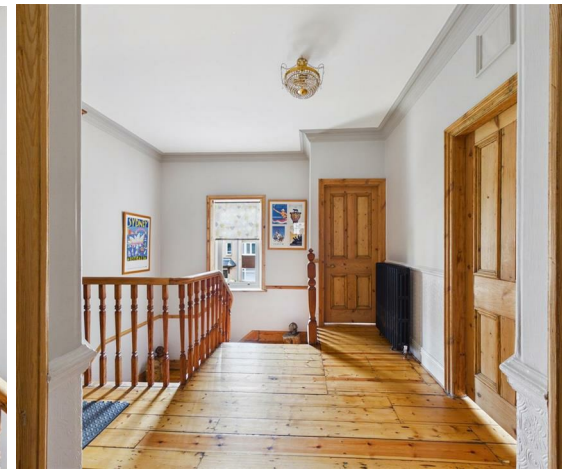
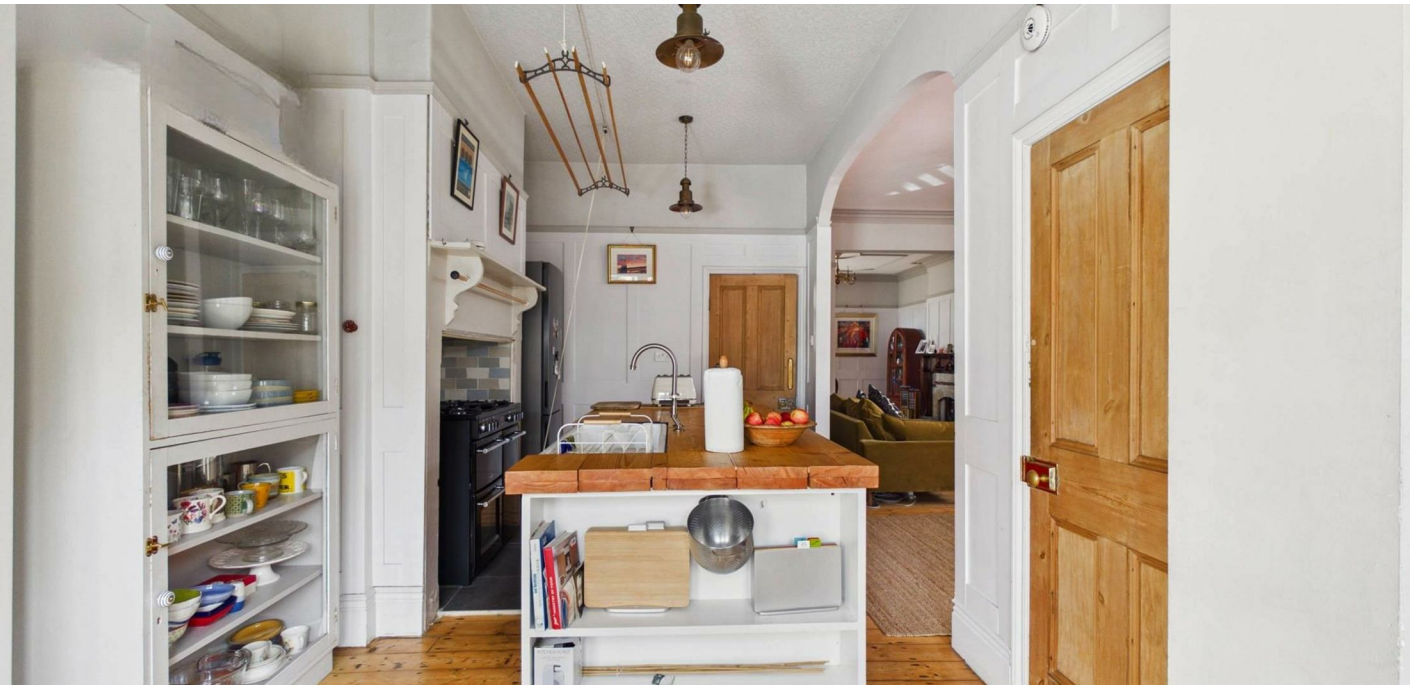
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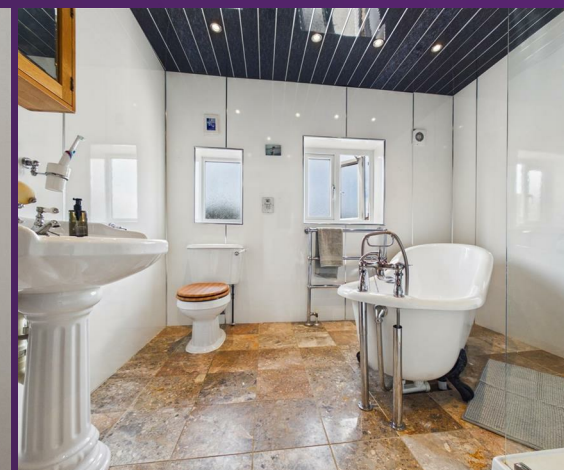
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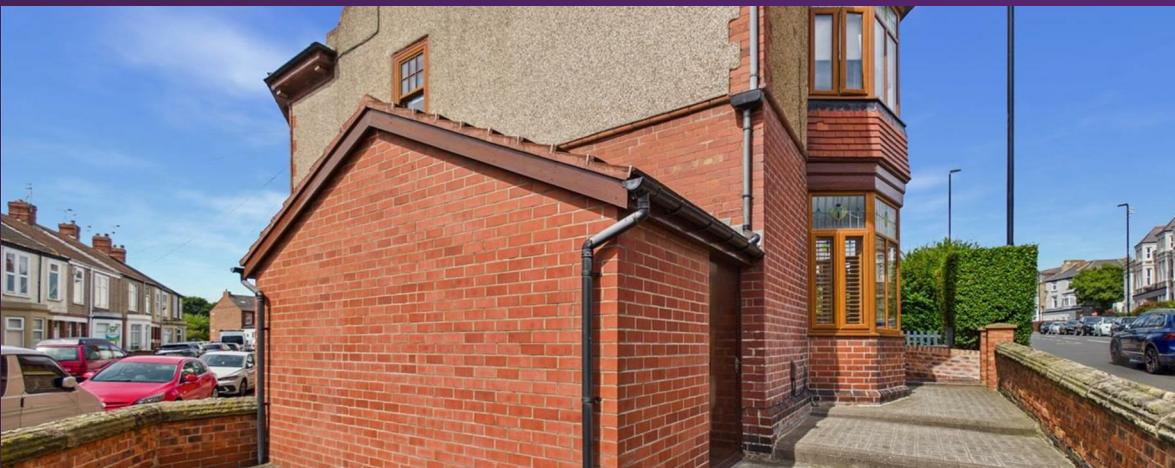
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SMOKE ALARMS

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		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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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