

FOR
SALE

84 HOLYWELL AVENUE, WHITLEY BAY NE26 3AD
£525,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN DINER
- GOOD SIZED BATHROOM WC & SEPARATE WC
- ATTACHED STORAGE SPACE
- FRONT GARDEN WITH SHARED DRIVEWAY
- NEW ROOF 2024 - PENDING PAPERWORK
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'9" x 12'9"

RECEPTION ROOM
14'11" x 12'0"

KITCHEN DINER
21'9" x 9'8"

LANDING

BEDROOM ONE
14'4" x 10'6"

BEDROOM TWO
15'1" x 9'10"

BEDROOM THREE
7'10" x 9'3"

BATHROOM WC
6'9" x 11'10"

SEPARATE WC
3'3" x 3'8"

ATTACHED STORAGE SPACE
27'7" x 6'0"

FRONT GARDEN

REAR GARDEN

84 HOLYWELL AVENUE, WHITLEY BAY NE26 3AD

Embleys are delighted to be instructed in the sale of this lovely, semi detached house which is located on one of the most sought after residential streets in North Whitley Bay residential area. It has an abundance of period charm and is ideal for a variety of buyers.

This lovely three bedroom property is set over two floors and has over 1541 square foot of accommodation. To the ground floor there is a vestibule and grand entrance hallway with doors leading to two spacious reception rooms and a dining kitchen. The classic kitchen diner comprises of a range of units with space for a range oven, an American fridge freezer and also benefits from an integrated washing machine with doors giving access to the rear garden. To the first floor there are three bedrooms, a good sized family bathroom WC benefitting from a roll top bath with shower attachment, walk in rainfall shower, pedestal washbasin and low level WC and also a separate WC. Externally the property benefits from an attached storage area to the side, a front garden with shared driveway and private rear garden.

The generous size, fabulous location and huge potential of this property makes for a truly exciting opportunity which can only be fully 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.

84 HOLYWELL AVENUE
WHITLEY BAY
NE26 3AD

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

84 HOLYWELL AVENUE
WHITLEY BAY
NE26 3AD

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

84 HOLYWELL AVENUE
WHITLEY BAY
NE26 3AD

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



Floor 0



Floor 1

Approximate total area⁽¹⁾
1551.39 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

84 HOLYWELL AVENUE
WHITLEY BAY
NE26 3AD

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.

[VIEW PROPERTY](#)



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

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.

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (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 | | |

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK