

FOR
SALE

37 AMBLE AVENUE, WHITLEY BAY NE25 8PS
£450,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- IMMACUATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- BEAUTIFUL FAMILY BATHROOM WC
- ATTACHED HALF GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO TWO CARS
- SOUTH FACING REAR GARDEN WITH GARDEN ROOM
- EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
15'4 x 11'9

RECEPTION ROOM TWO
14'8 x 11'11

KITCHEN DINER
19'6 x 14'3

LANDING

BEDROOM ONE
14'11 x 11'0

BEDROOM TWO
13'2 x 11'2

BEDROOM THREE
7'1 x 7'1

BATHROOM WC
8'1 x 6'11

GARAGE
7'6 x 6'10

FRONT GARDEN

REAR GARDEN

GARDEN ROOM/OFFICE

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Embleys are delighted to be instructed in the sale of this stunning and immaculately presented, semi detached house located in a sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a family. With over 1100 square foot of accommodation set over two floors this beautiful property consists of a spacious hallway with stairs to the first floor and doors to the stylish reception rooms, one with wood burner and the kitchen diner. The kitchen has contemporary units with contrasting worktops, integrated appliances include single oven, combination microwave, four ring gas hob, chimney hood, fridge freezer and dishwasher. To the first floor there are three bedrooms, two with fitted wardrobes, and a contemporary family bathroom benefitting from panelled bath, walk in rainfall shower, vanity washbasin and low level WC. Externally the property has a small garage for storage, a front garden with driveway parking for up to two cars and a beautiful South facing rear garden with a light and spacious, bespoke designer garden room. The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be 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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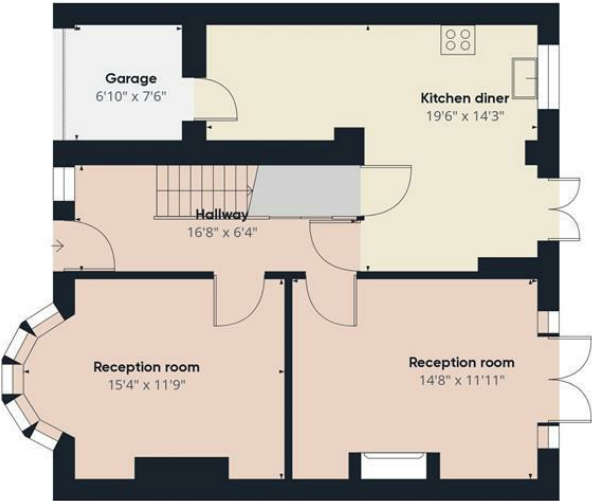
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37 AMBLE AVENUE
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area[®]
1146.26 ft²

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

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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		84
(69-80) C		
(55-68) D		
(39-54) E	41	
(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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