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FOR  
SALE

19 WELL RIDGE PARK, WHITLEY BAY NE25 9PQ  
£595,000



3 BEDROOM BUNGALOW - DETACHED

- THREE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- L SHAPED LOUNGE DINER
- BREAKFASTING KITCHEN & UTILITY ROOM
- CONSERVATORY
- FAMILY BATHROOM WC & ENSUITE
- GARAGE & WORKSHOP
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN & EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE DINER  
15'7" x 11'11" & 11'10" x 7'3"

BREAKFASTING KITCHEN  
11'8" x 10'4"

UTILITY ROOM  
12'3" x 9'7"

CONSERVATORY  
13'4" x 8'3"

BEDROOM ONE  
13'4" x 10'7"

ENSUITE

BEDROOM TWO  
11'10" x 10'5"

BEDROOM THREE  
9'4" x 8'5"

BATHROOM WC  
8'0" x 5'5"

GARAGE & WORKSHOP  
17'10" x 17'6" & 11'10" x 5'1"

FRONT GARDEN

REAR GARDEN

## 19 WELL RIDGE PARK, WHITLEY BAY NE25 9PQ

Embleys are delighted to be instructed in the sale of this immaculately presented and well extended, detached bungalow built in 1996 and perfectly located on a cul de sac within a highly sought after residential setting. It boasts a wealth of modern features, has no upper chain and is ideal for a variety of buyers.

With over 1200 square foot of accommodation this recently renovated property comprises of a vestibule and spacious entrance hallway with built in storage cupboard. There is spacious, L shaped lounge diner with feature stone fireplace and patio doors to the generously sized conservatory which has French doors to the rear garden. The newly fitted breakfasting kitchen benefits from a range of high gloss units, wood worktops, integrated eye level oven, gas hob, chimney hood and dishwasher. There is a door to the utility room, originally a brick built conservatory, which offers further units and wood worktops with space for a washing machine and tumble dryer, and a door to the rear garden. The main bedroom has fitted wardrobes to one wall and a contemporary ensuite with walk in shower, vanity washbasin and low level WC. There are two further bedrooms and a beautiful family bathroom with panelled bath, vanity washbasin and low level WC. Externally there is a detached double garage with workshop, power, lighting and roll top garage doors, an impressive front garden with driveway parking for multiple cars and a substantial, secluded landscaped rear garden with mature planted beds and flower beds.

The generous size, amazing condition 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.

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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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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