

FOR
SALE

29 CRAGSIDE, WHITLEY BAY NE26 3DU
£355,000



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE
- GOOD SIZED BREAKFASTING KITCHEN & UTILITY ROOM
- SHOWER ROOM & ADDITIONAL WC
- SMALL STYLE GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR TWO CARS
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM
16 x 11'10

BREAKFASTING KITCHEN
12'9 x 7'10

UTILITY ROOM
11 x 8'3

ADDITIONAL WC

BEDROOM ONE
12'9 x 11'10

BEDROOM TWO
11'4 x 10'2

SHOWER ROOM
8'11 x 5'5

SMALL STYLE GARAGE
8'5 x 6'1

FRONT GARDEN

REAR GARDEN

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This beautiful and well presented, semi detached bungalow was built in the 1960's and is perfectly located in a highly sought after residential area. It displays a wealth of modern features, has no upper chain and is ideal for a range of buyers.

With over 850 square foot of accommodation this lovely property consists of an entrance hallway, a light and spacious reception room with feature fireplace and a good sized breakfasting kitchen with space for a bistro style table and a range of contemporary units, contrasting worktops and integrated appliances including oven, induction hob, extractor hood and dishwasher. The utility room benefits from space for washing machine and tumble dryer with doors to the rear garden and additional WC. There are two spacious bedrooms and a stylish shower room with walk in double shower, wall mounted wash basin and low level WC. Externally there is a reduced size garage, used for storage with a roll top garage door, a low maintenance front garden with driveway parking for up to two cars and a substantial West facing rear garden which has been landscaped with patio, raised beds and mature shrubs.

The superb layout, 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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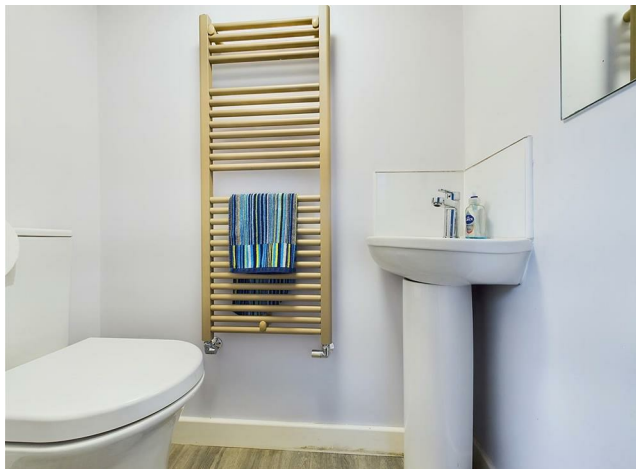
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SMOKE ALARMS

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		

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