

# 6 CLAREMONT GARDENS

## WHITLEY BAY NE26 3SD

**£595,000**



- **FOUR BEDROOM DOUBLE FRONTED SEMI DETACHED HOUSE**
- **THREE RECEPTION ROOMS**
- **BEAUTIFUL KITCHEN**
- **BATHROOM WC & DOWNSTAIRS WC**
- **HIGHLY SOUGHT AFTER AREA**
- **SHARED DRIVEWAY & DETACHED GARAGE**
- **FRONT AND REAR GARDENS**
- **EPC RATING C**

Embleys are delighted to be instructed in this impressive and double fronted semi-detached property which is perfectly located in the much sought after area of North Whitley Bay and is ideal for a family.

This is a four bedroom property set over two floors. Ground Floor: Three reception rooms, kitchen, downstairs WC. First floor: Four bedrooms, bathroom WC. Externally: driveway parking, detached garage, front garden, low maintenance rear garden.

The perfect family feel and generous size of this property makes for an exciting opportunity which can only be truly 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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### VESTIBULE

Enter through composite front door with UPVC double glazed side windows and stained glass insert into fresh vestibule with ceiling cornices, picture rail and decorative floor tiles. Timber door with stained glass insert and surround to hallway.



### ENTRANCE HALLWAY

Spacious hallway with ceiling cornices, ceiling rose, dado rail, two single radiators, under stairs cupboard, hard wood floor and stairs to the first floor incorporating period newel post and spindles. Doors to two reception rooms and downstairs WC.



### RECEPTION ROOM ONE

17'6" x 130'2" (into bay)

Reception room one is characterful and front facing with ceiling cornices, ceiling rose, UPVC double glazed walk in bay window with stained glass upper panes and plantation shutters, two single radiators - one with a cover and TV point. There is a beautiful feature fireplace with horseshoe insert, granite hearth and open fire.



### RECEPTION ROOM TWO

17'7" x 13'6" (into bay and recess)

Reception room two is stylish with a family feel and front facing with ceiling cornices, picture rail, UPVC double glazed walk in bay window with stained glass upper panes and plantation shutters, two double radiators and

TV point. There is a feature fireplace with wood surround, cast iron insert, decorative side tiles and tiled hearth. Open plan to dining room.

### RECEPTION ROOM THREE

13'6" x 11'11" (into recess)

Reception room three is rear facing with ceiling coving, UPVC double glazed sash style window and single radiator. Archway to kitchen.

### KITCHEN

16'2" x 7'9"

Lovely, contemporary kitchen benefitting from wall, base and drawer units with contrasting worktops and upstands incorporating one and a half bowl sink, drainer and mixer taps. Integrated appliances include eye level double oven, 5 ring gas hob, chimney hood, fridge and dishwasher. There is space and plumbing for a washing machine.

There are recessed ceiling spotlights, two UPVC double glazed windows and a cupboard housing boiler. UPVC double glazed door to rear garden.

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### DOWNSTAIRS WC

Complete with vanity wash basin with storage beneath, low level WC, tiled splash backs, tiled floor and extractor fan.

### SPLIT LANDING

Split landing with UPVC double glazed stained glass window, single radiator, door to bathroom and stairs to main landing.

### LANDING

Spacious landing with loft access and ceiling cornices. Doors to four bedrooms.

### BEDROOM ONE

14'9" x 13'9" (into wardrobes)

Bedroom one is spacious and front facing with ceiling cornices, UPVC double glazed window, fitted wardrobes, single radiator and wood flooring.

### BEDROOM TWO

14'7" x 13'6"

Bedroom two is bright and front facing with ceiling cornices, UPVC double glazed window and single radiator.

### BEDROOM THREE

14'0" x 12'7"

Bedroom three is characterful and rear facing with ceiling cornices, picture rail, UPVC double glazed sash style window, double radiator, pedestal wash basin and wood flooring.



### BEDROOM FOUR

9'5" x 6'8"

Bedroom four is front facing with ceiling cornices, UPVC double glazed window, single radiator and wood flooring.

### BATHROOM WC

8'9" x 8'0"

Beautiful, contemporary bathroom with double walk in rainfall shower with additional attachment, pedestal wash basin and low level WC. There are recessed ceiling spotlights, two UPVC double glazed obscure windows, vertical radiator, tiled walls, tiled floor with under floor heating.

### GARAGE

Detached garage with lighting, power, space and plumbing for washing machine. Obscured UPVC double glazed window. Up and over garage door accessed via shared driveway.

### FRONT GARDEN

Beautifully maintained front garden with shared driveway, paved area, lawn area, planted borders. Marked with wall and hedged boundary.

### REAR GARDEN

Beautiful rear garden with stone paved patio, raised planted borders, access to garage and fenced boundary.

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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.

#### 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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