

FOR
SALE

55 HARTLEY AVENUE, MONKSEATON NE26 3NS
£535,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- TWO STYLISH RECEPTION ROOMS
- MODERN KITCHEN
- STUNNING BATHROOM WC
- FRONT GARDEN & DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
14'1 x 10'10
RECEPTION ROOM
11'11 x 11'10

KITCHEN
12'4 x 8'4
LANDING
BEDROOM ONE
13'9 x 12'1
BEDROOM TWO
16'1 x 9'9

BEDROOM THREE
9'0 x 6'10
BATHROOM WC
8'8 x 6'9
FRONT GARDEN
REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful, exquisitely designed semi detached house built in the 1930's, is perfectly located in a highly sought after residential area and ideal for a family. It boasts a wealth of bespoke features with period charm and is located within a highly sought after residential location.

With over 1100 square foot of accommodation set over two floors this property comprises of a vestibule and welcoming hallway leading to two stylish reception rooms, one with a log burner and French doors to the other. The hallway opens to the beautiful kitchen incorporating wall, base and drawer units with contrasting worktops and under cabinet lighting. There is an integrated dishwasher, space for range cooker and door leading to the garage. To the first floor landing there is a beautiful period stained glass window, two spacious bedrooms, both with bespoke fitted wardrobes, one further bedroom and a stunning, newly fitted family bathroom including a free standing bath with period style telephone shower, period style walk in rainfall shower, vanity wash basin and low level WC.

Externally the property has an attached garage with roll top garage door, front garden with driveway parking and a substantial and secluded, West facing rear garden which is laid to lawn with planted, mature borders.

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

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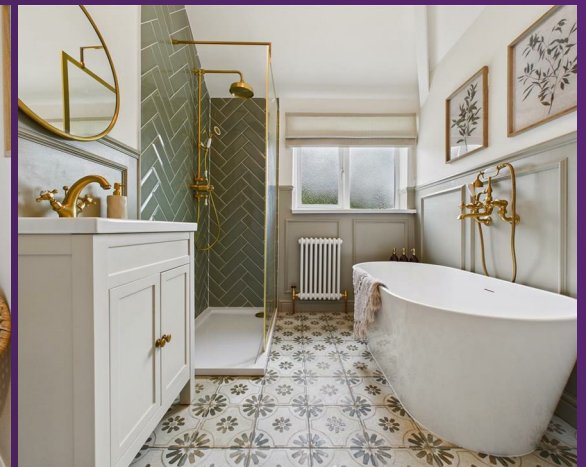
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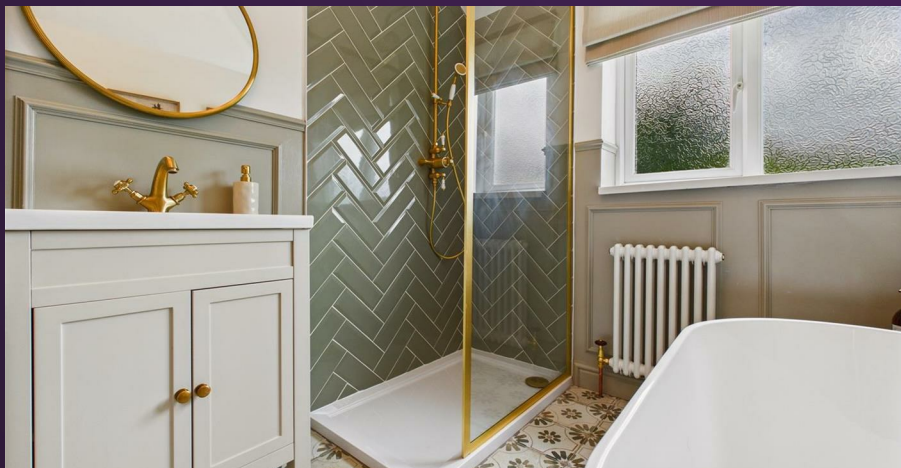
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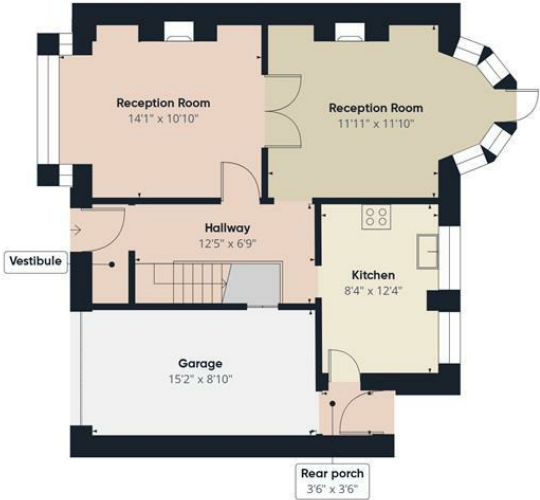
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1139 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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		
(69-80) C		77
(55-68) D	64	
(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		

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