

4 KEW GARDENS
WHITLEY BAY NE26 3LY
£359,950



- **FOUR BEDROOM MID TERRACE HOUSE**
- **LOUNGE & DINING ROOM**
- **OPEN PLAN KITCHEN, UTILITY ROOM**
- **FAMILY BATHROOM WC, ENSUITE & DOWNSTAIRS WC**
- **WELL EXTENDED & CONVERTED**
- **FRONT TOWN GARDEN**
- **REAR GARDEN WITH OFF STREET PARKING**
- **NO UPPER CHAIN & EPC RATING D**

*** THIS PROPERTY IS GOING TO BEST AND FINAL OFFERS BY WENDESDAY 4TH AUGUST AT 1PM *** This lovely, well extended, mid terrace house is perfectly located in the much sought after North Whitley Bay residential area. It boasts a variety of period and modern features, has no upper chain and is ideal for a family.

This is a four double bedroom property set over three floors. Ground floor: lounge, dining room, open plan kitchen, utility room, downstairs WC. First floor: three bedrooms, bathroom WC. Second floor: bedroom, ensuite.

Externally: front town garden, rear garden.

The generous size, fabulous location and perfect family feel 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.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

4 KEW GARDENS WHITLEY BAY NE26 3LY £359,950

VESTIBULE

Enter through composite front door into vestibule. With UPVC double glazed windows, wood effect flooring and timber glazed inner door with surrounding windows leading to entrance hallway.

ENTRANCE HALLWAY

With ceiling cornices, ceiling corbels, dado rail, under stairs storage cupboard, wood effect flooring and double radiator. There are stairs with spindles up to the first floor and doors to lounge and dining room.

LOUNGE

17'2" x 13'6"

(measurements into bay and recess)

The lounge is spacious and front facing with a period decorative ceiling incorporating cornices and picture rail, UPVC double glazed walk in bay window, TV point and double radiator. There is a period feature fireplace with cast iron surround, decorative side tiles open fire and tiled hearth.

DINING ROOM

20'8" x 14'6"

(measurement into recess)

The dining room is open plan and rear facing with ceiling cornices, ceiling rose, picture rail, UPVC double glazed picture windows, wood effect flooring, TV point and two double radiators. There is feature fireplace with solid Oak surround, recess to chimney breast, multi fuel burner and slate hearth. Open to kitchen.



KITCHEN

14'10" x 9'5"

Lovely, contemporary and open plan kitchen benefitting from wall, base and drawer units, including full height cupboards and pull out larder units, with wood worktops incorporating one and a half bowl sink, mixer taps and tiled splash backs. Integrated appliances include eye level double oven, five ring gas hob and dishwasher. Space for American style fridge freezer. There are UPVC double glazed windows, wood effect flooring and double radiator. Door to utility room.

UTILITY ROOM

With space and plumbing for a washing machine, tiled flooring and UPVC double glazed window. Doors to downstairs WC and rear garden.

DOWNSTAIRS WC

With low level WC, wall mounted wash basin, tiled flooring and UPVC double glazed obscured window.

FIRST FLOOR LANDING

With ceiling cornices, dado rail and stairs up to the second floor. Doors to three bedrooms and bathroom WC.

BEDROOM ONE

14'6" x 10'8"

(measurement into recess)

Bedroom one is bright and front facing with ceiling cornices, picture rail, UPVC double glazed window including period pelmet and double radiator.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

4 KEW GARDENS

WHITLEY BAY NE26 3LY

£359,950

BEDROOM TWO

14'2" x 12'4"

(measurement into recess)

Bedroom two is rear facing with ceiling rose, ceiling cornices, picture rail, UPVC double glazed window and double radiator.

BEDROOM THREE

9'10" x 9'7"

Bedroom three is front facing with ceiling cornices, UPVC double glazed window including period pelmet and double radiator.

BATHROOM WC

10'5" x 7'10"

Contemporary, family bathroom benefitting from panelled bath with filler tap, walk in rainfall shower with additional shower attachment, vanity washbasin with filler tap and drawers beneath and low level WC. There are partially tiled walls, towel warmer, tiled flooring and two UPVC double glazed obscured window.

SECOND FLOOR LANDING

With Velux window and door to bedroom four.

BEDROOM FOUR

17'8" x 12'3"

Bright and good sized bedroom with UPVC double glazed window to the rear of the property, two Velux windows to the front, eaves storage and double radiator. Door to ensuite.



ENSUITE

Modern ensuite benefitting from walk in rainfall shower with additional shower attachment, vanity wash basin with storage beneath and integrated WC. There are recessed ceiling spotlights, partially tiled walls, chrome towel warmer, extractor fan, tiled flooring and UPVC double glazed obscured window.

FRONT TOWN GARDEN

The front town garden is paved with a low walled boundary.

REAR GARDEN

Good sized, low maintenance, paved rear garden with water tap and roll top garage door to provide off street parking. The boundary is marked by a high wall.

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

4 KEW GARDENS
WHITLEY BAY NE26 3LY
£359,950



You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk

4 KEW GARDENS WHITLEY BAY NE26 3LY £359,950

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ES021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(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 (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	

You'll be sold on **embleys**
estate agents

0191 252 2810 - www.embleys.co.uk