

**E**  
FOR  
SALE

41 AMBLE AVENUE, WHITLEY BAY NE25 8PS  
£535,000



5 BEDROOM HOUSE - SEMI-DETACHED

- 5 BEDROOM SEMI DETACHED PROPERTY
- BEAUTIFUL & WELL EXTENDED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- RECEPTION ROOM
- KITCHEN DINER & FAMILY ROOM
- LAUNDRY ROOM
- MODERN BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING & SOUTH FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY  
6' 4" x 15' 9"

RECEPTION ROOM  
11'11" x 12'2"

KITCHEN DINER/FAMILY ROOM  
13'9" x 10'2" + 10'10" x 24'2"

LAUNDRY ROOM  
6'7" x 4'2"

DOWNSTAIRS WC  
2'9" x 3'9"

LANDING

BEDROOM  
9'1" x 15'4"

BEDROOM  
10'10" x 12'0"

BEDROOM  
6'9" x 12'9"

BEDROOM  
7'3" x 9'1"

BEDROOM  
6'5" x 8'2"

BATHROOM WC  
7'1" x 8'4"

GARAGE  
6'11" x 7'9"

FRONT GARDEN

REAR GARDEN

## 41 AMBLE AVENUE, WHITLEY BAY NE25 8PS

Embleys are delighted to be instructed in the sale of this beautiful and well extended, semi detached house located in a sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family. With over 1400 square foot of accommodation set over two floors this beautiful property consists of a spacious hallway with stairs to the first floor and doors to a stylish reception room with multi fuel burner and a fabulous kitchen diner and family room. The kitchen diner has a range of units with contrasting worktops, integrated dishwasher, chimney hood and space for a range oven. There is space for a six seater dining table, a log burner in the family room and access to the rear garden and laundry room. From the utility room there is access to a downstairs WC. To the first floor there are five bedrooms, one with fitted wardrobes and a modern family bathroom benefitting from panelled bath, with rainfall shower over, pedestal washbasin and low level WC. Externally the property has an attached garage for storage, a front garden with driveway parking and a South facing rear garden.

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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#### 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.

[VIEW PROPERTY](#)



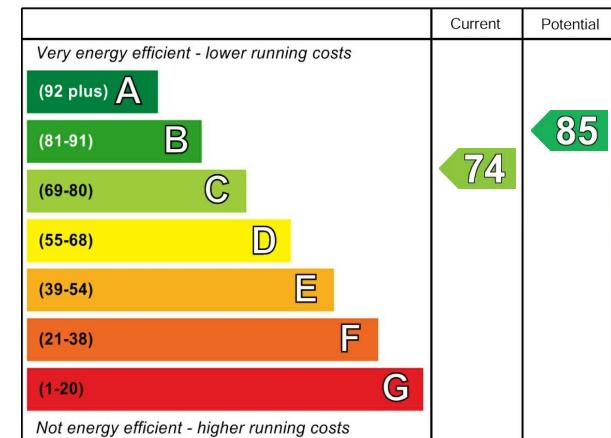
EMBLEYS  
ESTATE  
AGENTS

#### 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.

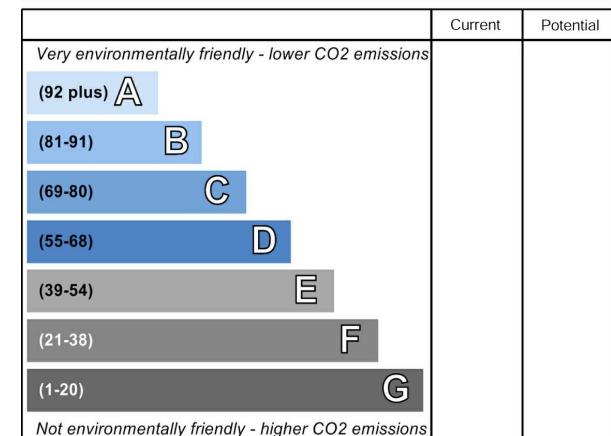
#### Energy Efficiency Rating



**England & Wales**

EU Directive  
2002/91/EC

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



**England & Wales**

EU Directive  
2002/91/EC