

**E**  
FOR  
SALE

14 HOLLY AVENUE, WHITLEY BAY NE26 1ED  
£425,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- FABULOUS DINING KITCHEN
- BEAUTIFUL BATHROOM WC & SEPARATE WC
- FRONT TOWN GARDEN & REAR YARD
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
17'4 x 12'11

RECEPTION ROOM  
14'4 x 11'2

DINING KITCHEN  
23'4 x 10'9

LANDING

BEDROOM ONE  
14'8 x 13'1

BEDROOM TWO  
14'2 x 13'9

BEDROOM THREE  
11'2 x 6'8

BATHROOM WC  
10'10 x 7'3

SEPARATE WC

FRONT TOWN GARDEN

REAR YARD

## 14 HOLLY AVENUE, WHITLEY BAY NE26 1ED

This beautiful and characterful, mid terrace house was built in the 1920s and is perfectly located in a sought after residential and coastal 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 fantastic property comprises of a vestibule and grand entrance hallway with stairs up to the first floor and doors to the reception rooms and dining kitchen. Benefitting from a range of units and space for a six seater dining table, the substantial and contemporary dining kitchen has solid wood worktops, space for a range oven with chimney hood over, dishwasher and space for an American style fridge freezer. To the first floor there is a spacious landing with period fitted cupboards and doors to the three bedrooms, bathroom and separate WC. There are two larger style bedrooms, one with bespoke fitted wardrobes to one wall, a separate WC and a stylish family bathroom with bath, walk in double length rainfall shower, pedestal washbasin and low level WC. Externally there is a front town garden and good sized rear yard.

The exceptional features, 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.

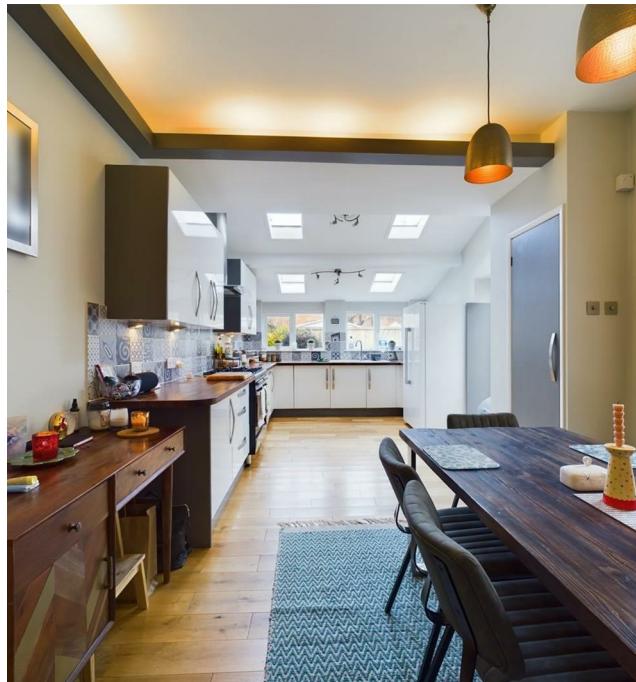
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EMBLEYS  
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#### SMOKE ALARMS

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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		

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