

FOR
SALE

14 JOHN STREET, WHITLEY BAY NE25 9LH
OFFERS OVER £275,000



3 BEDROOM HOUSE - END TERRACE

- THREE BEDROOM END TERRACED HOUSE
- NO UPPER CHAIN
- MUCH SOUGHT AFTER RESIDENTIAL LOCATION
- LOCATED ON A PEDESTRIANISED STREET
- BEAUTIFUL RECEPTION ROOM
- FABULOUS KITCEHN DINER
- MODERN BATHROOM WC
- DETACHED OFFICE / PLAYROOM
- SOUTH FACING SECLUDED REAR YARD
- EPC RATING PENDING

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VESTIBULE

RECEPTION ROOM ONE
15'8 x 14'1

KITCHEN/DINER
17'7 x 8'2

LANDING

BEDROOM ONE
15'11 x 8'4

BEDROOM TWO
10'1 x 8'0

BEDROOM THREE
12'0 x 4'5

BATHROOM WC
7'10 x 7'0

OFFICE / PLAY ROOM
16'10 x 8'6

REAR YARD

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Embleys are delighted to be instructed in the sale of this beautiful and characterful property, which is perfectly located in a highly sought after residential area and with no upper chain. It boasts an array of contemporary features and is ideal for a range of buyers. With over 940 square feet of accommodation set over two floors, this stunning property consists of a vestibule with door to the lounge and stairs to the first floor. The beautiful lounge with feature beam fireplace and a log burner. The fabulous kitchen diner benefits from a range of wall, base and draw units with solid wood worktops, space for a range oven, with chimney hood and dishwasher. UPVC door giving access to the rear yard.

To the first floor there are three stylish bedrooms and a contemporary bathroom with a panelled bath with rainfall shower over, countertop washbasin and low-level WC. Externally there is a secluded south facing rear yard with access to the office/playroom and gate to lane.

The amazing condition, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

A picturesque village just two miles from Whitley Bay, Earsdon sits on the border to Northumberland and opens the door to some of the area's loveliest countryside. Extremely popular with couples and families, this appealing village has its own conservation area, children's play park and a wonderfully historic church. It offers peace and tranquility while remaining connected to everything the coast has to offer, including proximity to excellent nearby schools.

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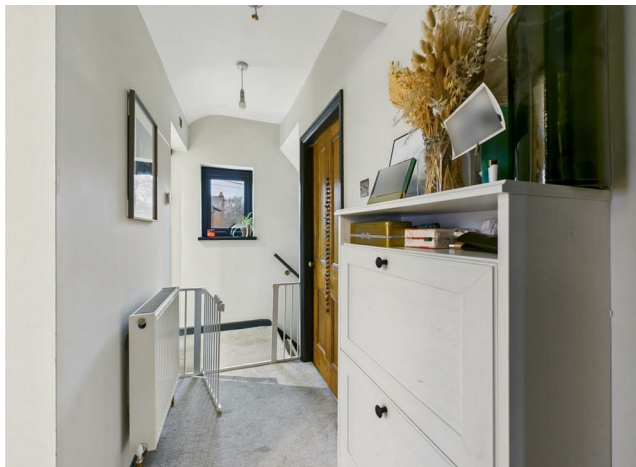
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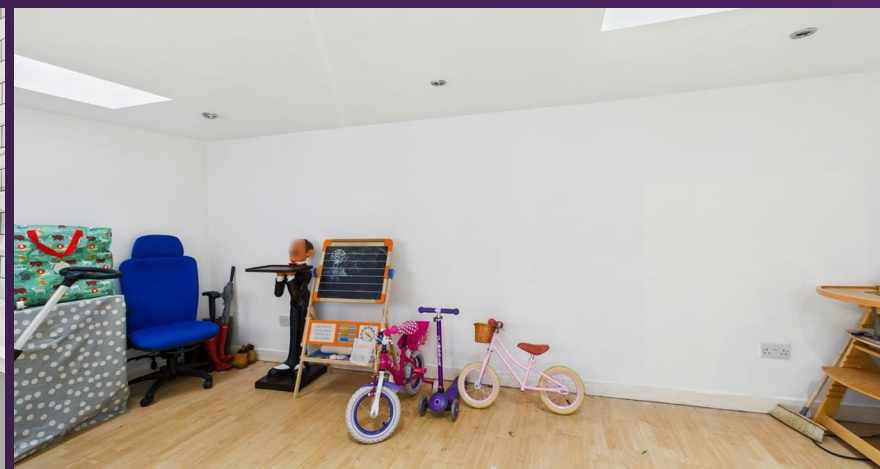
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SMOKE ALARMS

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 |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 (CO₂) Rating

| | Current | Potential |
|------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 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 CO2 emissions</i> | | |

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