

52 HOLLY AVENUE
WHITLEY BAY NE26 1ED
£375,000



- **THREE BEDROOM MID TERRACED HOUSE**
- **TWO SPACIOUS RECEPTION ROOMS**
- **CONTEMPORARY DINING KITCHEN**
- **MODERN BATHROOM WC**
- **DRIVEWAY PARKING**
- **SOUGHT AFTER LOCATION**
- **FRONT AND REAR GARDENS**
- **EPC RATING D**

This beautiful, well extended mid terraced house was built in the Victorian era and is perfectly located against a coastal residential setting. It boasts a wealth of modern features with period charm and is ideal for a family.

This is a three bedroom property set over two floors. Ground floor: Two reception rooms and dining kitchen, First floor: Three bedrooms, bathroom WC. Externally: driveway parking, front garden, rear garden.

The fabulous location, amazing condition and generous size of this property makes for an exciting opportunity which can only be truly 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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VESTIBULE

Enter through timber door with single glazed timber window surround into vestibule, with ceiling cornices, picture rail, dado rail and decorative tiled floor. Timber inner door with stained glass insert and stained glass surround to entrance hallway.

ENTRANCE HALLWAY

The entrance hall is welcoming and spacious with ceiling cornices, ceiling corbels, picture rail, dado rail, two cast iron style radiators, hard wood flooring. Stairs to the first floor incorporating spindles, Newel post and under stairs storage cupboard. Doors to two reception rooms and kitchen diner.

RECEPTION ROOM ONE

18'2" x 15'6"

(measurement into recess & bay)

Reception room one is characterful, spacious and front facing with ceiling coving, ceiling rose, picture rail and dado rail. UPVC double glazed walk in bay window with Plantation shutters, TV point, hardwood flooring and three cast iron style radiators. There is a period feature fireplace with wood surround, decorative side tiles, tiled hearth and open fire.



RECEPTION ROOM TWO

14'7" x 13'7"

(measurement into recess)

Reception room two is generous, versatile and rear facing with ceiling coving, ceiling rose, picture rail, UPVC double glazed window dado rail. There is a feature fireplace with wood surround and mantle, decorative side tiles, tiled hearth and open fire. Hardwood flooring and cast iron style radiator.

KITCHEN DINER

23'7" x 10'9"

(measurement into recess)

The well extended, newly fitted kitchen- diner is stylish, contemporary and easily accommodates a four seater table. Benefitting from wall, base and drawer units, glass display units, contrasting worktops, upstands incorporating one and a half bowl sink, drainer, mixer taps, Integrated dishwasher, chimney hood, space for Range cooker, fridge, freezer and washing machine. There are recess spotlights, three UPVC double glazed windows, three seater breakfast bar, contemporary style radiator, built in storage cupboard housing the combi boiler and UPVC double glazed door leading to rear yard.

LANDING

Spacious landing with loft access, ceiling rose, ceiling corbels, picture rail, large built in storage cupboard, and wood flooring. Doors to three bedrooms and bathroom WC.

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BEDROOM ONE

16'10" x 13'1"

(measurement into recess & bay)

Bedroom one is stylish and front facing with ceiling coving, ceiling rose, picture rail, UPVC double glazed walk in bay window with Plantation shutters, two cast iron style radiators and wood flooring.

BEDROOM TWO

13'8" x 10'10"

(measurement into recess & bay)

Bedroom two is rear facing with ceiling coving, picture rail, dado rail, cast iron style radiator, UPVC double glazed window, with plantation shutters, TV point and wood flooring. Door to walk in wardrobe with recess spotlights and wood flooring.

BEDROOM THREE

11'4" x 6'9"

Bedroom three is front facing with ceiling coving, picture rail, dado rail, UPVC double glazed window, single radiator and wood flooring.

BATHROOM WC

11'7" x 10'2"

(measurements into recess)

Good sized, contemporary bathroom benefitting from double sided bath, walk in rainfall shower with additional attachment, vanity wash basin with storage beneath and low level WC. There are ceiling spotlights, two chrome towel warmers, tiled walls, tiled floor. Two obscured UPVC double glazed windows with Plantain shutters,



FRONT GARDEN

The front garden is low maintenance with block paved driveway parking for up to two cars. The boundary is marked by wrought iron gates and railings.

REAR GARDEN

With decked raised patio, gravelled area, raised borders, mature shrubs, water tap and two timber storage sheds. The boundary is marked by a fence.

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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

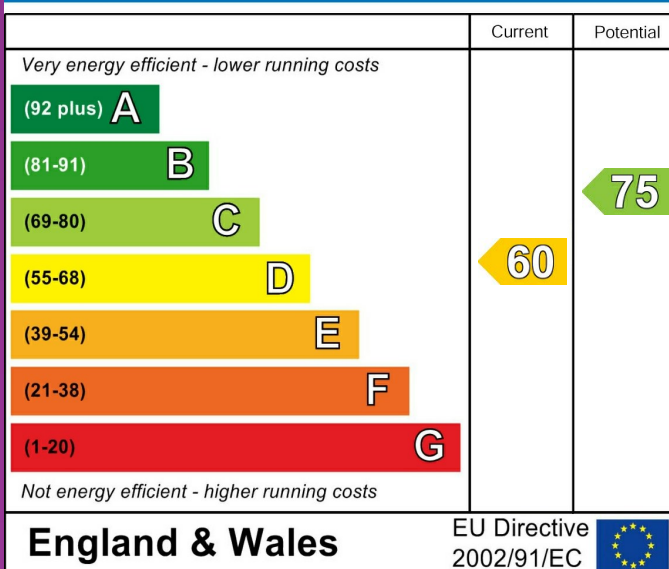
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

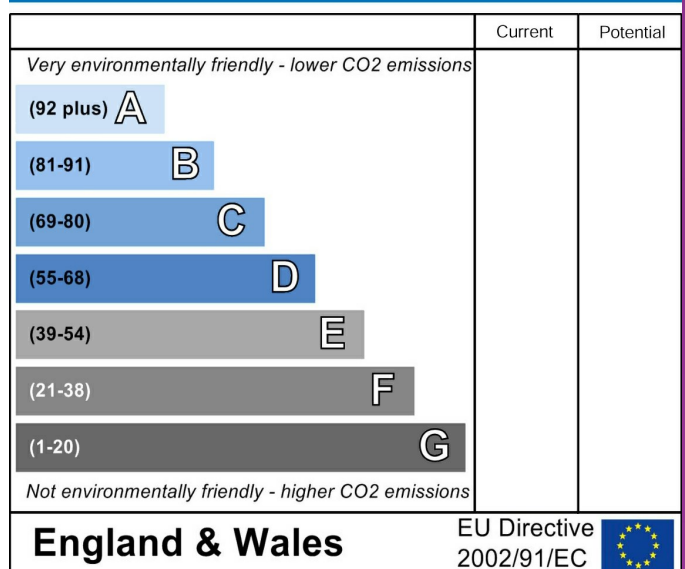
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations 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



Environmental Impact (CO₂) Rating



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