

SIGNATURE

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 Hermiston, Whitley Bay NE25 9AN

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Offers Over £415,000

Signature North East is thrilled to introduce this exquisite five-bedroom semi-detached home to the sales market. With an abundance of space throughout, this property is perfectly suited for family living. Nestled in the highly sought-after Valley Gardens estate, it offers convenient access to a variety of shops, outstanding schools, excellent road and transport connections, as well as the vibrant Park View in Whitley Bay, known for its popular bars and eateries.

As you step into the home, a welcoming hallway greets you. Moving towards the first room on the lower level, you are introduced to the initial of two living rooms in the residence. The space is both light-filled and expansive, courtesy of the grand bay window situated at the front of the home. Progressing into the second living room, the cosy atmosphere is complemented by a real working coal fire. Continuing your journey through the home, you'll enter the open kitchen and dining room. This bright space radiates energy and vibrancy, with ample illumination provided by large windows and French doors. Fitted with oven dishwasher, microwave, fridge/freezer and induction hob, the newly fitted kitchen is well suited for homely living. Exiting the kitchen, you finally arrive at the conservatory—a generously sized area that offers the perfect setting to enjoy moments with family and friends.

Ascending to the first floor, you encounter a spacious landing area that seamlessly connects the rooms on the upper level. To the left of the stairwell, the first of five bedrooms awaits. Currently utilized as a music room, this space exudes versatility. Directly across, you'll discover the second bedroom, offering ample room for your preferred furnishings and bathed in natural light through the double windows at the rear. Continuing to the right side of the home, you encounter the family bathroom, complete with a WC, wash basin, bath, and shower suite.

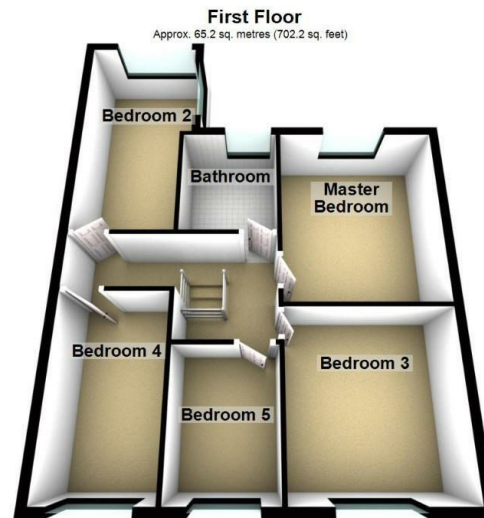
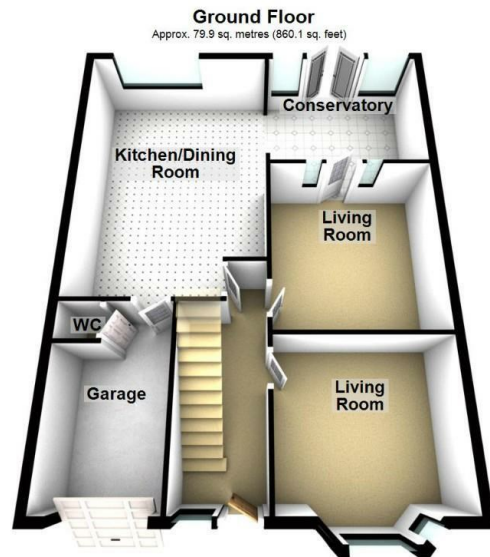
Moving on to the master bedroom, the abundance of space provides ample room for storage and your choice of furnishings. The journey proceeds to the next generously sized bedroom, offering plenty of space for storage and furnishings. Finally, you arrive at the last bedroom, with sufficient space for a single bed or, as currently configured, an ideal setup for an office space.

Externally, the property features a well-appointed double driveway at the front, beautifully block-paved and complemented by a small garden area. At the rear, the residence proudly showcases a spacious west-facing garden.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 145.1 sq. metres (1562.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property
Plan produced using PlanUp.

Measurements:

kitchen/ dining room
20'3" x 13'8"

Conservatory
11'7" x 9'6"

living room
12'7" x 11'7"

living room
11'7" x 10'6"

garage
12'9" x 7'6"

master bedroom
11'0" x 12'9"

bedroom 2
8'0" x 7'8"

bedroom 3
11'0" x 11'7"

bedroom 4
7'2" x 12'8"

bedroom 5
9'2" x 6'9"

bathroom
6'9" x 7'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77

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