

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







📍 Claremont Road, Whitley Bay NE26 3TN



# Claremont Road, Whitley Bay NE26 3TN

## Offers Over £380,000

Signature North East are delighted to welcome to the market this three-bedroom semi-detached property, set over 1148 Sq. foot, located in the highly sought-after area of Claremont Road, Whitley Bay. Boasting proximity to coastal walks and family-friendly attractions, this residence is complemented by an array of excellent local amenities such as highly regarded schooling at all levels, a range of shops and supermarkets, and strong road and transport links for the commuter.

Upon entering the property, you are welcomed by a generously sized hallway that provides access to the ground floor's principal rooms and a staircase to the upper floor. The expansive open-plan living and dining space, the first room you encounter, is bathed in natural light from beautiful feature bay windows, creating a bright and airy ambiance. The well-appointed kitchen offers ample storage and workspace, featuring integrated appliances such as a single oven, 4-ring hob, fridge freezer, and dishwasher, ensuring a seamless and efficient culinary experience. Double French doors open to the well-maintained west-facing garden, complete with a patio and lawn for outdoor enjoyment.

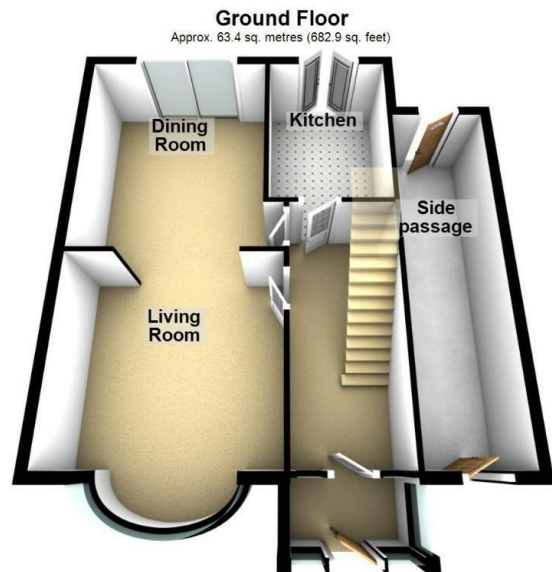
Ascending to the first floor, you'll discover three generously sized bedrooms, all of which are equipped with built-in wardrobes for added convenience as well as ample space for furnishings. As well as a modern four-piece family bathroom, with the additional luxury of a separate walk-in shower.

Externally, the property boasts a generous front driveway capable of accommodating two cars, along with a detached garage situated just around the corner, offering supplementary storage space. Additionally, a side passage spanning the length of the property ensures convenient access to the rear garden.

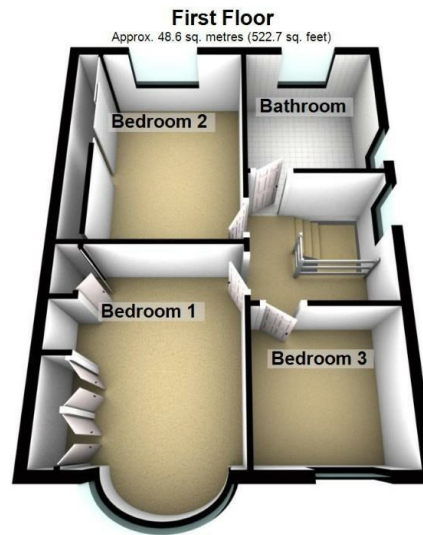


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 63.4 sq. metres (682.9 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (522.7 sq. feet)

Total area: approx. 112.0 sq. metres (1205.5 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:

Living Room  
12'10" x 12'2"

Dining Room  
13'9" x 12'10"

Kitchen  
10'5" x 7'8"

Bedroom One  
12'3" x 10'11"

Bedroom Two  
13'8" x 10'11"

Bedroom Three  
8'6" x 8'4"

Bathroom  
8'11" x 8'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News