


# SIGNATURE

## NORTH EAST

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 Belvedere Avenue, Whitley Bay NE25 8RT



# Belvedere Avenue, Whitley Bay NE25 8RT

## Offers Over £113,000

Signature North East welcomes to the sales market this charming one-bedroom ground-floor flat, situated on Belvedere Avenue, Whitley Bay. The property offers spacious living throughout and is set in an ideal location near many useful amenities including shops, eateries, strong roads, and transport links including Monkseaton Metro Station which is only a short distance. Moreover, the beautiful Whitley Bay beach is not far, enhancing the appeal of this wonderful property.

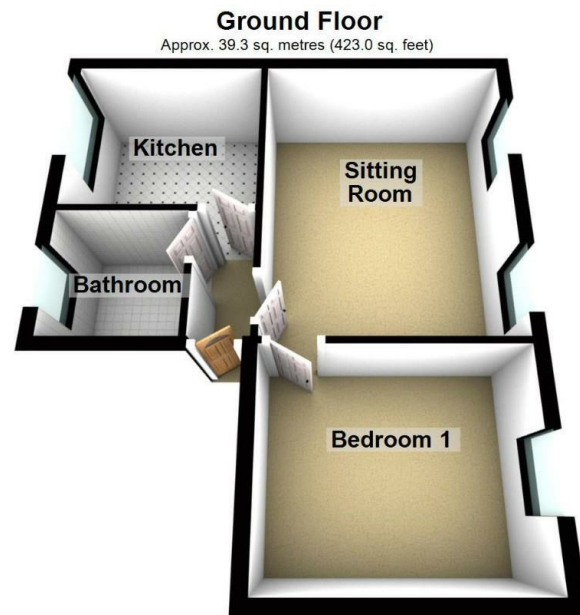
Access to the property is gained through a shared entrance, leading to a welcoming hall space including three storage cupboards, granting entry to the residence. Upon entering the flat, you are greeted by a brief entrance hallway, providing access to the main rooms of the home. As you step inside, the initial room you will come across is the spacious living room, providing ample space to arrange your desired furnishings while exuding a bright and inviting atmosphere. Adjacent to the living room is the well-appointed kitchen, featuring an abundance of storage options with its various wall, base, and drawer units with some integrated appliances including a fridge, freezer, hob, and fan oven along with a new washer/dryer.

The bedroom provides generous space to accommodate a double bed and other desired furnishings, ensuring comfort and flexibility. Wrapping up the home is the modern fully-tiled bathroom, featuring a bath with an overhead shower, a toilet, and a sink. Its contemporary design adds a touch of elegance to the space.

Situated at the rear, you will find a spacious garden, predominantly covered with lush green lawn, offering ample space for outdoor activities and relaxation. Towards the front of the property, there is an additional lawned garden area accompanied by a convenient shared driveway.



# PROPERTY FLOORPLAN



Total area: approx. 39.3 sq. metres (423.0 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:


Sitting Room  
11'4" x 14'5"

Kitchen  
9'6" x 7'9"

Bedroom 1  
12'5" x 9'6"

Bathroom  
6'0" x 6'0"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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