

SIGNATURE

NORTH EAST

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📍 Newburgh Avenue, Whitley Bay NE25 0JW

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£89,950

Signature North East is pleased to introduce this charming two-bedroom, ground-floor flat situated, in the delightful area of Seaton Delaval. This property features generously sized rooms and enjoys a fantastic location, providing proximity to the beautiful coastline, local shops, and excellent restaurants. With its generous layout and prime location, this flat presents an ideal opportunity for both investors and first-time buyers alike.

Upon entering, a welcoming vestibule guides you to the light-filled living room. Illuminated by a large window, the living room offers ample space for your preferred furnishings. Connecting seamlessly, the kitchen area provides ample storage facilitated by base and wall units that are complimented by tasteful black worktops. The kitchen also grants access to the rear garden, enhancing the overall flow and accessibility of the space.

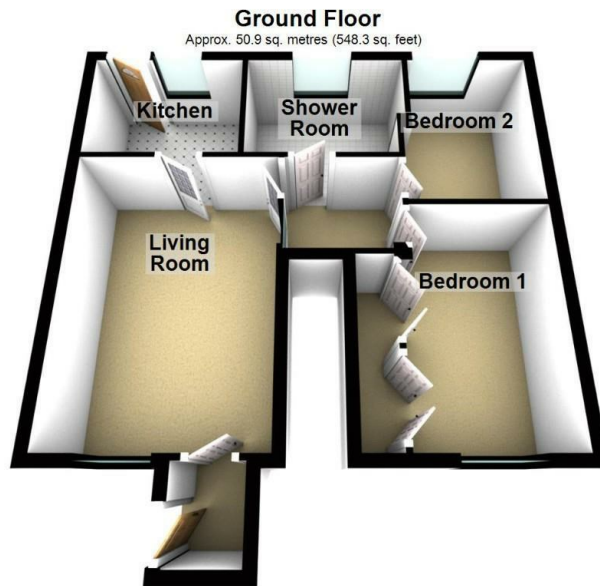
Continuing your exploration, you will find two generously sized bedrooms, each capable of comfortably accommodating a double bed and your preferred furnishings. The master bedroom is enhanced by fitted wardrobes, providing ideal additional storage space. Concluding the home is a delightful shower room renovated in 2019, showcasing lovely tiling along with a separate walk-in shower, a vanity with a hand basin, and a W.C.

At the rear of the flat, a generously proportioned paved garden awaits, adorned with charming plants and bushes, creating an ideal setting for outdoor dining and relaxation. Additionally, the property offers convenient off-street parking for one car through a garage and a driveway situated in front of it.



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

PROPERTY FLOORPLAN



Total area: approx. 50.9 sq. metres (548.3 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
 15'9" x 10'11"

Kitchen
 8'8" x 6'5"

Bedroom One
 12'11" x 8'0"

Bedroom Two
 9'5" x 7'5"

Shower Room
 8'11" x 6'5"

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>		

66 → 75

England & Wales

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