

SIGNATURE

NORTH EAST

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 The Ridings, Whitley Bay NE25 9XZ

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Asking Price
£450,000

Signature North East is delighted to welcome to the sales market this beautifully presented four-bedroom detached home, situated within a highly desirable area of Red House Farm on The Ridings, which offers a peaceful and quiet cul-de-sac location. The surrounding area provides ample amenities including shops, eateries, and highly regarded schooling making this a perfect potential family home, and is only a short commute to the beautiful Whitley Bay beach.

Upon entering the home you are met by a welcoming hallway that provides access to the ground floor principal rooms, staircase to the first floor, and storage cupboard. First is the living room, which provides ample space for desired furnishings and a lovely large window which allows for plenty of natural light. Continuing on, you'll find the open-plan kitchen/diner, a captivating space that seamlessly blends functionality and style. The generous space allows for a large family dining table, strategically positioned in front of the inviting French doors that lead out to the patio, creating a seamless transition between indoor and outdoor living. The kitchen boasts ample storage space via the sleek wall and base units which are complimented by wooden worktops. Additionally, there is access to the garage via the kitchen.

As you ascend to the first floor, you'll discover four generously sized bedrooms, each offering ample space for comfort and personalization. The master bedroom, second and fourth bedrooms provide an additional advantage of built-in storage space. Completing the first floor is the family bathroom, equipped with a bathtub, shower, w.c., and sink.

Externally to the rear of the home is a great size garden that benefits from a lush lawn area, and two block paved areas, perfect for alfresco dining and entertaining in the summer months. To the front of the home is an additional lawn garden with a driveway and garage, providing off-street parking.



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

PROPERTY FLOORPLAN



GROUND FLOOR

FIRST FLOOR

THE RIDINGS, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2017

Measurements:

LIVING ROOM
17'5" x 11'4"

DINING ROOM
12'9" x 8'11"

KITCHEN
21'2" x 9'7"

WC
6'1" x 3'5"

MASTER BEDROOM
12'3" x 11'7"

BEDROOM TWO
8'9" x 8'8"

BEDROOM THREE
10'6" x 9'7"

BEDROOM FOUR
10'6" x 6'7"

BATHROOM
8'5" x 5'6"

GARAGE
17'11" x 8'9"

Energy Efficiency Rating

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





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