

SIGNATURE

NORTH EAST

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 Barley Way, Whitley Bay NE25 0GN

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Offers Over £220,000

Signature North East is thrilled to introduce to the market this delightful 3-bedroom terraced home situated in the tranquil area of New Hartley in Whitley Bay. Boasting a south-facing garden, generously proportioned rooms, and an overall ambiance of comfortable living, this property is a true gem. Its location adds to its appeal, being in close proximity to excellent restaurants, the scenic coastline, and reputable schools.

Upon entering this home, you are welcomed into a vestibule, conveniently accompanied by a W.C. This seamlessly leads you to the living room, offering a generous amount of space for any desired furnishings. Continuing your exploration, the impressive open-plan kitchen-dining area unfolds, illuminated by elegant French doors that open to the rear garden. The dining area provides ample space for a family dining table, creating a welcoming atmosphere. The kitchen area is thoughtfully designed with lots of storage space, featuring attractive shaker-style wall and base units. Moreover, it comes equipped with integrated appliances, including an oven and hob, dishwasher and fridge freezer.

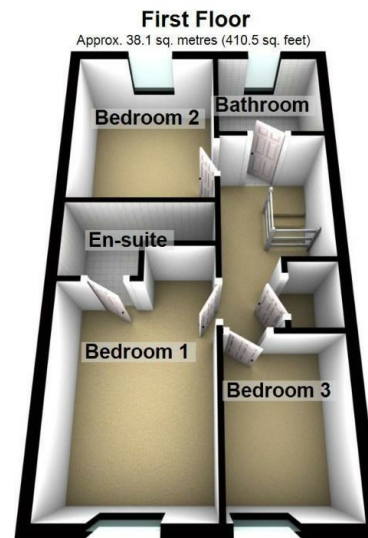
Ascending to the first floor, you will find three generous bedrooms, two of which can accommodate a double bed and additional furnishings with ease, while the third offers a versatile space, ready to be transformed to a home office or dressing room depending on your needs. The master bedroom is a standout feature, boasting its own ensuite equipped with a walk-in shower, hand basin, and W.C., providing a private and convenient retreat. Completing this floor is the main bathroom, thoughtfully designed with a bathtub, W.C., and hand basin.

To the rear of the property, a generous garden awaits, predominantly laid with meticulous lawn and complemented by a paved patio area designed for outdoor living. This residence enhances convenience with off-street parking provided by a double driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 76.0 sq. metres (818.3 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
16'1" x 15'2"

Kitchen / Dining Room
14'11" x 10'6"

WC
5'3" x 3'0"

Bedroom One
13'9" x 8'6"

En Suite
8'6" x 4'5"

Bedroom Two
10'1" x 8'6"

Bedroom Three
8'9" x 6'3"

Bathroom
6'3" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(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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