


# SIGNATURE

## NORTH EAST

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 Palladian Walk, Whitley Bay NE25 0PF

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## Offers Over £195,000

Signature North East is thrilled to present this exquisite 3-bedroom semi-detached townhouse in Seaton Delaval. Benefiting from a peaceful setback position, this charming home boasts generously proportioned rooms throughout and enjoys close proximity to a wealth of desirable amenities.

Upon entering, be warmly welcomed by the spacious living room. A stunning fireplace adds a touch of character, while ample space allows you to create your perfect haven. Step effortlessly into the sun-drenched kitchen/diner, where elegant French doors seamlessly connect you to the rear garden. The well-equipped kitchen boasts an abundance of storage within stylish wall and base units. This kitchen is equipped with an integrated fridge and cooker. Gather loved ones around the generously sized dining table.

Ascend to a tranquil first-floor retreat. Two generously sized bedrooms await, one easily accommodating a king-size bed and your personal touches. The adaptable adjacent room transforms to suit your needs, be it a dedicated guest space, a home office, or a creative haven. Unwind in the modern bathroom's inviting bathtub, invigorating shower, and convenient basin and WC. Every detail is designed for your comfort and well-being.

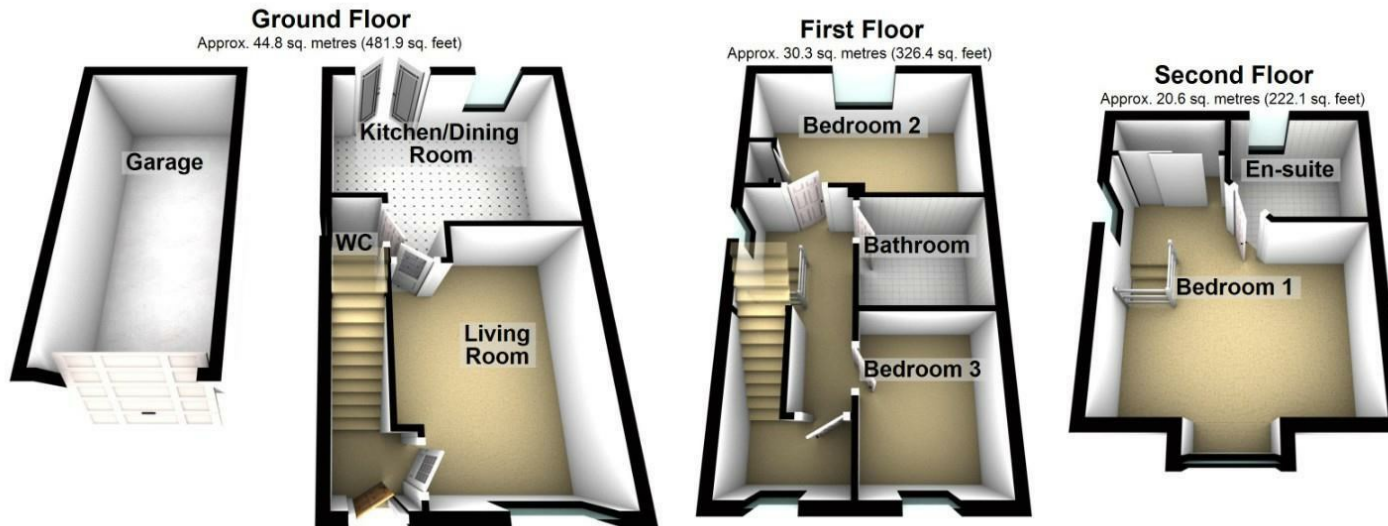
Ascend to the upper level and enter your private sanctuary – the master suite. This generously sized haven offers ample space for personalization and features meticulously designed fitted wardrobes for effortless organization. Indulge in the ensuite bathroom, complete with a refreshing walk-in shower, a sleek hand basin, and a WC.

A tranquil paved garden awaits outside, perfect for alfresco dining and relaxation. Conveniently, this property offers off-street parking for cars, via a garage and dedicated space in front of garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 95.7 sq. metres (1030.4 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  
13'10" x 10'4"

Kitchen / Dining Room  
13'6" x 12'2"

Bedroom One  
15'1" x 13'6"

En Suite  
7'0" x 6'0"

Bedroom Two  
13'6" x 8'5"

Bedroom Three  
8'9" x 7'0"

Bathroom  
7'0" x 6'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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		

England & Wales

EU Directive  
2002/91/EC







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