


SIGNATURE

NORTH EAST

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 Davison Avenue, Whitley Bay NE26 1SH

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Offers Over £495,000

Signature North East are delighted to present this exceptional semi-detached house in the sought-after location of Whitley Bay. This family-friendly home offers 4 bedrooms, making it an ideal residence. The property is conveniently situated in the catchment area for Whitley Bay High School, providing excellent educational opportunities. Additionally, the proximity to local amenities, the beautiful coastline, schools, and restaurants ensures a vibrant lifestyle for the lucky residents.

Upon entering the ground floor, you are welcomed by a spacious dining room with a beautiful bow window, setting the tone for delightful family gatherings. The large living room features a stunning fireplace and sliding doors that open to the rear garden, creating a seamless indoor-outdoor connection. A separate breakfast room adds a touch of elegance, leading to the well-equipped kitchen featuring a plethora of storage space via attractive shaker-style wall and base units, with integrated appliances, including a fridge/freezer. The convenience extends further with an attached utility room and a downstairs WC completing this level.

Ascend to the upper floor, where the master bedroom awaits with its en-suite for a touch of luxury. Bedrooms 2 and 3 provide comfortable spaces, complemented by a single bedroom currently used as a study, offering versatility to suit your lifestyle. The upper level is completed by a well-appointed bathroom, ensuring convenience for the entire household.

Step outside to discover the captivating garden, providing a serene escape. The conservatory offers an inviting space to relax and enjoy the surroundings. Ample parking is provided with a large double garage and a driveway, ensuring convenience for multiple vehicles. With its perfect blend of comfort, style, versatility, and practicality, this property is a true gem in the Whitley Bay area. Don't miss the chance to make this house your home!



PROPERTY FLOORPLAN




Total area: approx. 186.5 sq metres (2007.8 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 PlanIt!

Measurements:

- Living Room
20'4" x 12'7"
- Dining Room
13'11" x 13'10"
- Breakfast Room
9'4" x 9'0"
- Kitchen
10'2" x 9'0"
- Utility Room
5'8" x 5'1"
- WC
5'1" x 3'0"
- Study
7'10" x 5'6"
- Bedroom One
13'9" x 13'8"
- En Suite
7'10" x 5'2"
- Bedroom Two
14'4" x 12'7"
- Bedroom Three
9'8" x 9'0"
- Bathroom
12'5" x 6'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	66	
(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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