

SIGNATURE

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📍 St. Marys Avenue, Whitley Bay NE26 3TS

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Offers Over £700,000

Signature North East is proud to present this exquisite property in the heart of Whitley Bay, situated on the highly desirable St. Marys Avenue cul-de-sac. This beautifully renovated and extended 4-bedroom semi-detached home features stunning sash windows, capturing the essence of classic charm with a touch of contemporary elegance.

Nestled in a prime location, residents enjoy a mere 10-minute walk to the beautiful coast, while the proximity to Whitley Bay golf course adds to the recreational appeal. The convenience extends to essential amenities, shops, and a variety of restaurants, creating a vibrant community atmosphere. Excellent transportation links to Newcastle City Centre make commuting a breeze, and the presence of great schools enhances the overall appeal of this sought-after neighbourhood.

Step into luxury through a large central hallway leading you to the ground floors main principle rooms. The spacious living room, complete with large windows and a charming fireplace, provides ample space for your preferred furnishings. The open-plan kitchen/dining area, generously extended, and adorned with underfloor heating that runs through the utility room and shower room. You are welcomed by an abundance of natural light through bifold doors leading to the rear garden. A cosy family area, featuring a log burner fireplace, adds warmth and character. The kitchen boasts shaker style units, a trendy central island with a breakfast bar, and integrated appliances, including a dishwasher. A large utility room and a convenient shower room complete the ground floor layout.

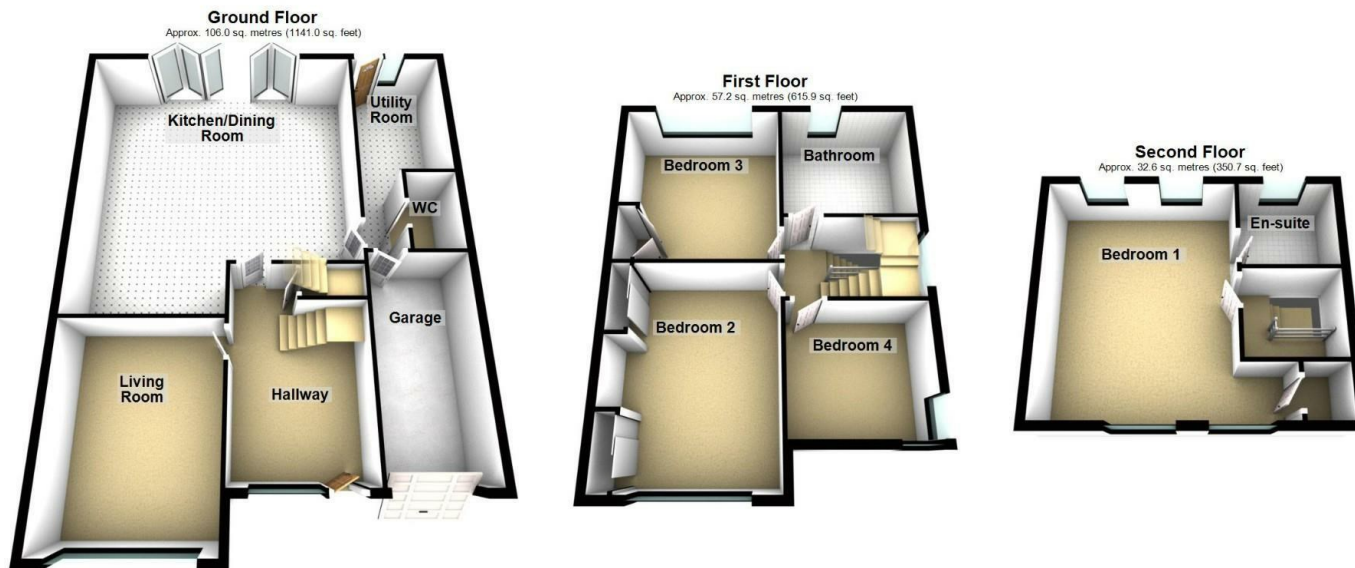
Ascend to the first floor to find three generous bedrooms, each capable of accommodating a kingsize bed alongside your desired furnishings. All bedrooms are equipped with fitted wardrobes. The modern bathroom on this level is a sanctuary, offering a rolltop bathtub, walk-in shower, hand basin, and W.C. Continuing to the second floor, a recently converted loft reveals the spacious master bedroom, easily accommodating a kingsize bed. Skylight windows illuminate the room, and an ensuite with walk-in shower, hand basin, and W.C. completes this private retreat.

The outdoor space is equally impressive, with a generous rear south facing garden laid with a lush lawn and paved patio area, perfect for outdoor plants and furniture. Off-street parking is effortlessly provided through a large double drive and garage, ensuring convenience and security for your vehicles. This property seamlessly blends elegance, comfort, and practicality, offering a lifestyle opportunity in the heart of Whitley Bay. Contact Signature North East now to secure your viewing of this dream property.

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



PROPERTY FLOORPLAN



Total area: approx. 195.8 sq. metres (2107.5 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 PlanUj.

Measurements:

Living Room
15'5" x 12'1"

Family Kitchen / Dining Room
23'10" x 22'6"

Utility Room
18'7" x 7'7"

WC
6'9" x 4'0"

Bedroom One
17'3" x 16'11"

En Suite
6'10" x 6'4"

Bedroom Two
15'5" x 12'1"

Bedroom Three
13'0" x 12'1"

Bedroom Four
10'0" x 9'4"

Bathroom
10'0" x 9'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76

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