

SIGNATURE

NORTH EAST

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Etal Avenue, Whitley Bay NE25 8QF

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Offers Over £450,000

Signature North East are delighted to present this stunning property located in the heart of Whitley Bay. This beautifully renovated and extended 4-bedroom semi-detached home retains its original features while offering modern comforts. Enjoying a prime location, it boasts proximity to the coast, excellent restaurants, schools, and convenient transportation links to Newcastle city centre and the coast via Whitley Bay metro station.

Step into the central hallway, where you are greeted by a large open-plan living room and kitchen. Featuring ample space and a beautiful bay window, this area is perfect for entertaining. Adjacent is the dining room with elegant French doors leading to the rear garden, offering space for a family dining table. The large kitchen is equipped with lovely wall and base units, along with integrated appliances including an oven, hob, fridge freezer, dishwasher, and washing machine, with easy access to the garden.

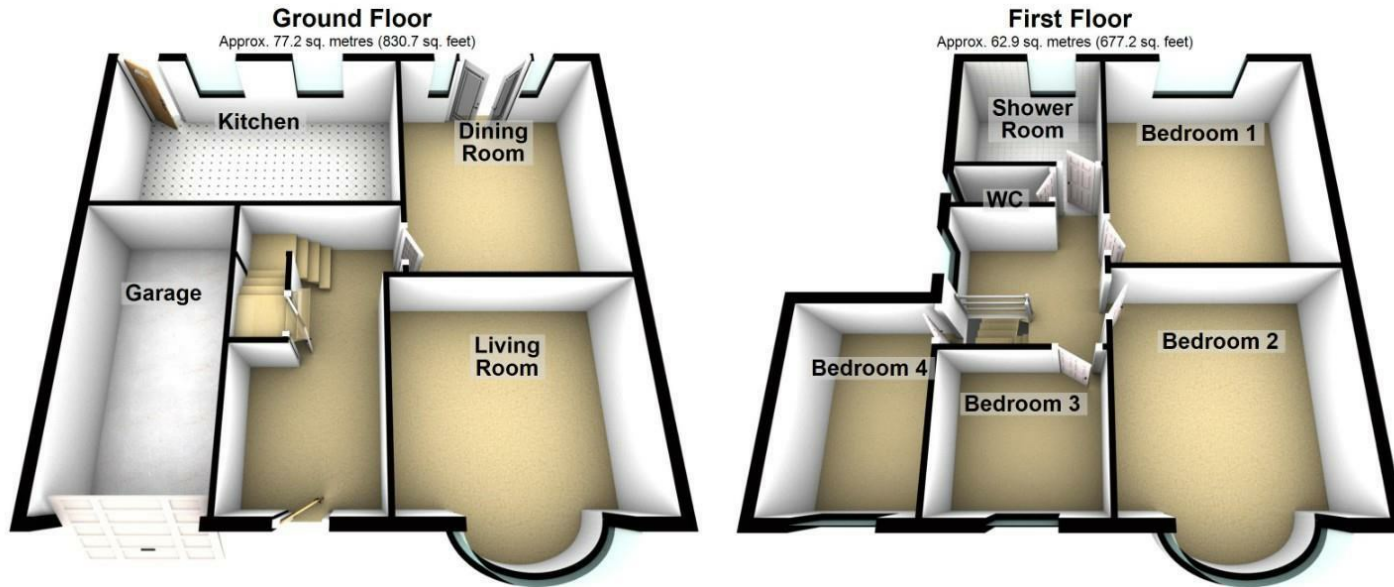
Continuing your journey, you'll find four generously sized bedrooms, all capable of accommodating double beds and furnishings. A shower room with a walk-in shower and vanity sink complements the bedrooms, along with a separate W.C., providing convenience for busy households.

Externally, the property features a generous back garden with a lush lawn and a charming decking area, ideal for outdoor relaxation and entertainment. The garden is surrounded by lovely plants and shrubbery, creating a peaceful retreat. Off-street parking is available for three cars via a garage and double driveway, ensuring convenience for residents and visitors alike. Don't miss the opportunity to make this exceptional property your new home!



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

PROPERTY FLOORPLAN



Total area: approx. 140.1 sq. metres (1507.9 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
15'0" x 13'3"

Dining Room
14'9" x 12'2"

Kitchen
17'10" x 10'3"

Bedroom One
14'2" x 12'7"

Bedroom Two
12'8" x 12'7"


Bedroom Three
8'8" x 8'0"

Bedroom Four
10'7" x 7'5"

Shower Room
8'8" x 7'6"

WC
5'11" x 2'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(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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