


# SIGNATURE

## NORTH EAST

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 Jefferson Grove, Whitley Bay NE25 0QE



# Jefferson Grove, Whitley Bay NE25 0QE

**Asking Price**  
**£136,000**

Under Section 106, this property is being sold as an Affordable Discount Market Value (DMV) property. This price represents 80% of the full market value, although you'll still own 100%.

Signature North East are proud to welcome to the market, this stunning property nestled on the outskirts of Seaton Deval, presenting a delightful blend of modern refurbishment and coastal charm. Boasting 2 bedrooms, this end-terraced home, offering a pristine living experience. Enjoying a prime location, it provides easy access to the beautiful coast, the upcoming Northumberland train station development linking to Newcastle city centre, new school facilities, local shops, and a convenient 10-minute drive to neighbouring towns.

Step into the central hallway, your gateway to elegance and comfort. Welcoming you is a convenient w.c., leading seamlessly to the spacious living room adorned with a large window bathing the room in natural light. Adjacent is the open-plan kitchen/dining area, perfect for entertaining. The kitchen features attractive wall and base units, complemented by sleek countertops, and comes fully equipped with integrated appliances including an electric oven, gas hob, and fridge/freezer. French doors lead gracefully to the rear garden, extending the living space outdoors.

Ascend to the first floor where you'll find two generously sized bedrooms, each capable of accommodating a double bed and additional furnishings, ensuring ample space for relaxation. Completing this floor is the well-appointed bathroom, offering a bathtub, shower, hand basin, and W.C., providing both style and functionality.

Externally, this property boasts a large garden with a neatly laid lawn and ample patio area, ideal for alfresco dining or simply unwinding amidst the tranquility. Convenient parking is provided with one off-street space via a shared driveway, adding to the practicality and appeal of this wonderful home.

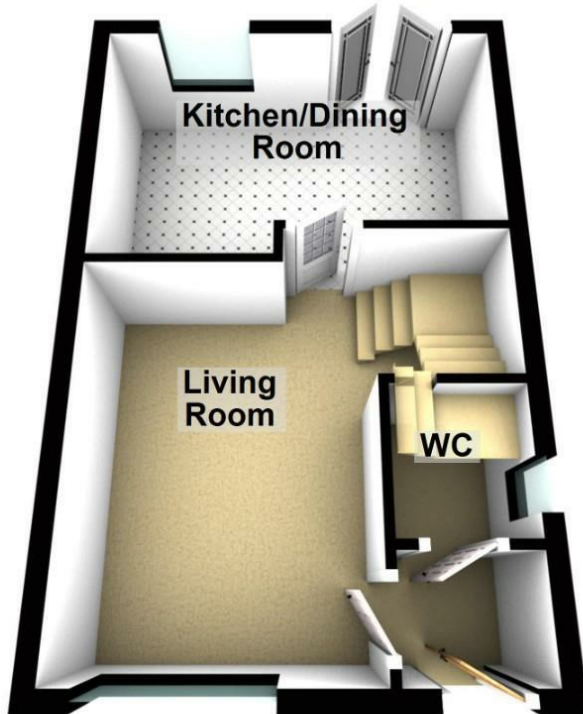


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

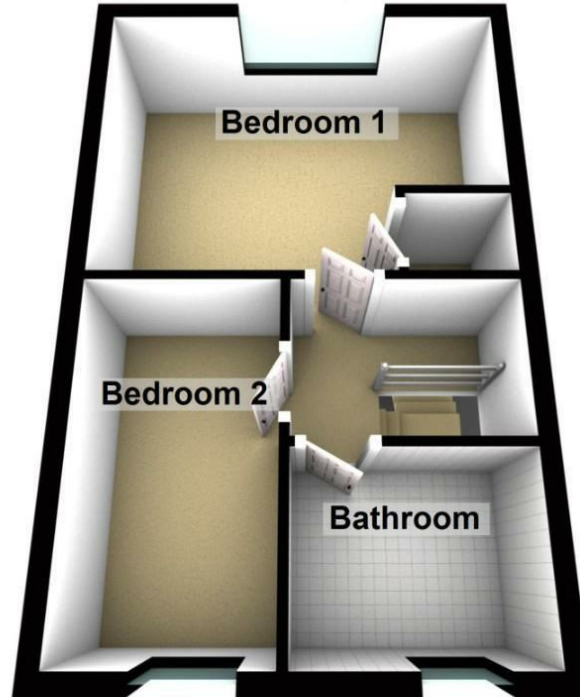
## Ground Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



## First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 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  
14'4" x 14'2"

Kitchen / Dining Room  
14'4" x 9'4"

WC  
4'9" x 4'3"

Bedroom One  
14'4" x 10'7"

Bedroom Two  
11'8" x 6'5"

Bathroom  
7'6" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>93</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









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