

# SIGNATURE

## NORTH EAST

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 Gloria Avenue, Whitley Bay NE25 0RY

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**Asking Price**  
**£129,950**

Signature North East are thrilled to introduce this charming property nestled in the heart of New Hartley, Whitley Bay. This delightful semi-detached home presents an ideal opportunity for first-time buyers or those seeking to downsize. Residents are treated to a wealth of dining options and convenient local amenities, including the esteemed New Hartley First School. Embracing the luxury of proximity to the stunning Seaton Sluice, ideal for coastal strolls, as well as the nearby New Hartley Ponds Nature Reserve, this property embodies the essence of idyllic living. Coupled with its excellent direct transport links to the bustling Newcastle city centre and vibrant Blyth, residents enjoy unparalleled accessibility to both urban excitement and natural tranquility.

Step inside to discover a spacious living room flooded with natural light from the large window, offering ample space for desired furnishings. A convenient storage cupboard located in the living room ensures clutter-free living. The well-appointed kitchen features integrated appliances including a cooker and washer, with access to the rear garden through an elegant patio door. Additional storage space is provided by a cupboard located at the rear of the kitchen, with room for a small dining table and plenty of storage in the wall and base units.

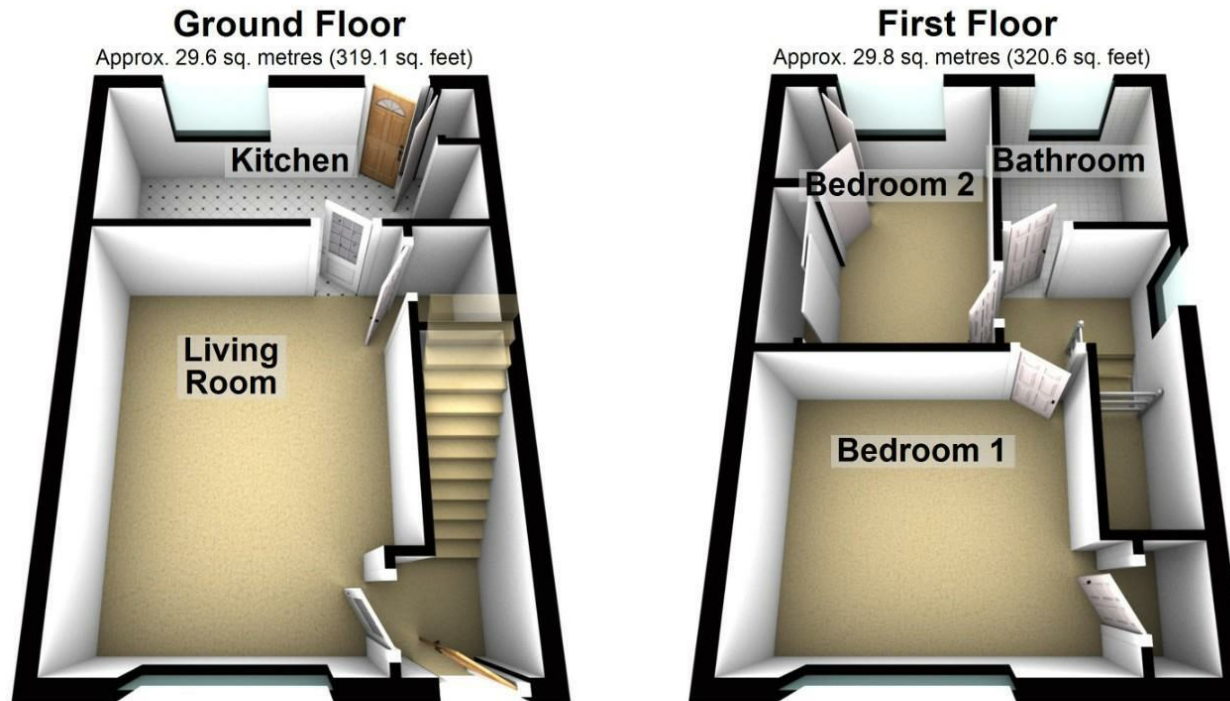
Ascending to the first floor, you'll find two generously sized bedrooms, both offering ample storage solutions. Bedroom 1 boasts a storage cupboard, while bedroom 2 features fitted wardrobes. Completing this level is the family bathroom, comprising a bathtub, hand basin, and W.C., providing comfort and convenience for residents.

Externally, the property boasts a generous garden laid with lawn and an ample patio area, perfect for outdoor entertaining and relaxation. Parking is conveniently available outside the property. Additionally, there is planning permission for a rear extension, offering potential for further enhancement.



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

# PROPERTY FLOORPLAN



Total area: approx. 59.4 sq. metres (639.7 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  
15'2" x 11'5"


Kitchen  
14'8" x 6'2"

Bedroom One  
12'5" x 10'5"

Bedroom Two  
11'2" x 8'3"

Bathroom  
6'3" x 6'1"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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