


SIGNATURE

NORTH EAST

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 Brierdene Crescent, Whitley Bay NE26 4AB

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Offers Over £595,000

Welcoming to the market through Signature North East is this captivating property nestled in the picturesque town of Whitley Bay. Offering a blend of classic charm and spacious interiors, this stunning residence boasts a prime location, just a brief stroll of less than 10 minutes to the serene seafront. This semi-detached house features 3 bedrooms and 1 bath, embodying timeless elegance and curb appeal.

Situated amidst the coastal splendour of Whitley Bay, residents here enjoy a harmonious fusion of seaside tranquillity and urban vibrancy. With attractions such as Whitley Bay Golf Club, the iconic Spanish City, St. Mary's Lighthouse, and the lively Waves Leisure Pool, this locale offers an enriching lifestyle experience for all.

Step into the grandeur of the property through its spacious central hallway, providing access to the ground floor's principal rooms and WC. The front living room beckons with its inviting ambiance, highlighted by a beautiful Bow window and a fireplace, while the adjoining sitting room offers a serene retreat with its abundant natural light and access to the outdoor patio. The generously equipped kitchen features a range of modern amenities, including an induction hob and Rayburn oven.

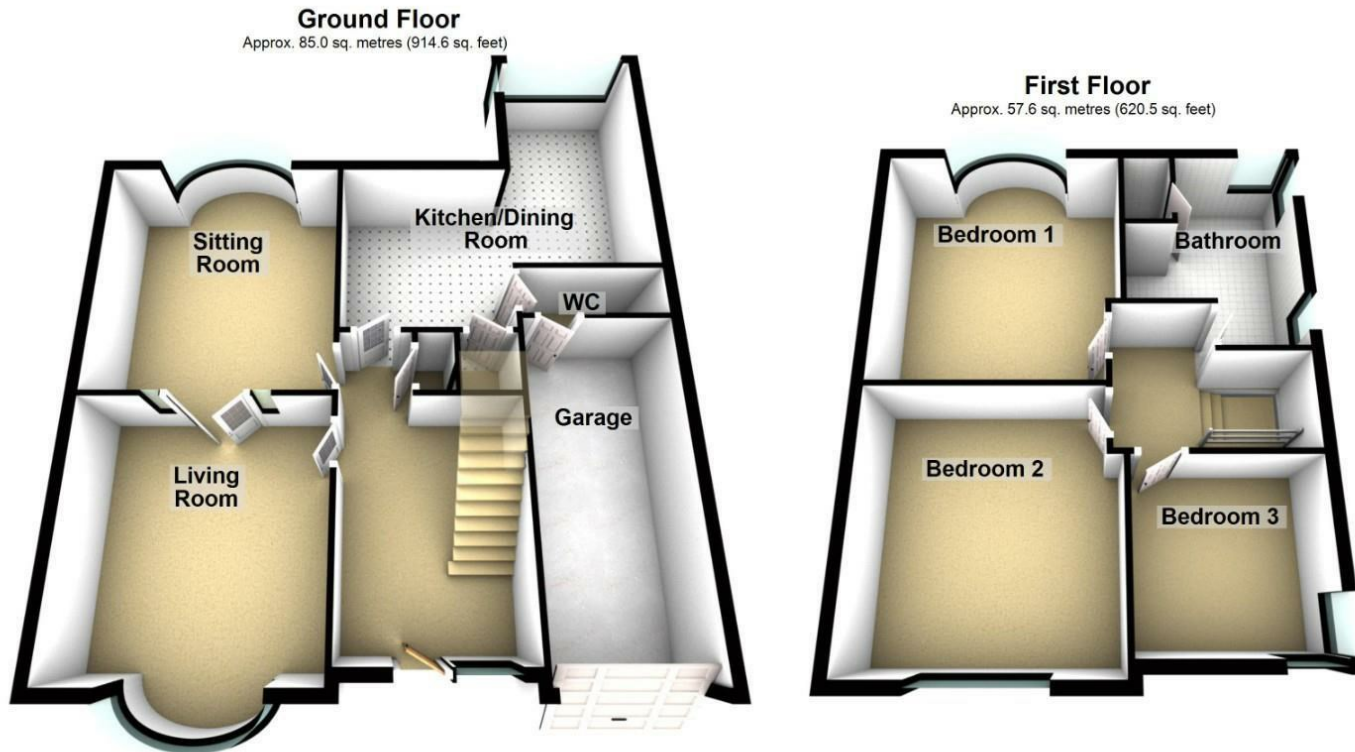
Ascending to the first floor, three generously proportioned bedrooms await, boasting ample space to accommodate king-size beds and additional furnishings. The upstairs landing exudes brightness, leading to the well-appointed family bathroom complete with a step-in shower, corner bathtub, and hand basin.

Externally, the property delights with its expansive garden, featuring a spacious patio area ideal for outdoor gatherings and leisurely moments. The garden, spanning two levels with a lush grass area and offering privacy as it backs onto Briardene Valley with the Briardene Burn flowing through, provides a serene retreat. Parking is effortless with two off-street spaces via the driveway and a single-car garage.



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

PROPERTY FLOORPLAN



Total area: approx. 142.6 sq. metres (1535.2 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
13'6" x 12'11"

Sitting Room
13'7" x 12'11"

Kitchen / Dining Room
17'7" x 14'2"

WC
7'10" x 2'8"


Bedroom One
13'7" x 12'11"

Bedroom Two
13'10" x 12'2"

Bedroom Three
9'4" x 9'2"

Bathroom
11'8" x 9'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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