

# SIGNATURE

## NORTH EAST

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📍 Ventnor Gardens, Whitley Bay NE26 1QB

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**Asking Price**  
**£375,000**

Signature North East welcomes you to Ventnor Gardens, Whitley Bay, a charming location that could be the perfect setting for your new home! This delightful 4-bedroom terraced house offers plenty of space for a growing family. Ventnor Gardens is a sought-after area in Whitley Bay, known for its friendly atmosphere and close-knit community. Imagine strolling through the picturesque streets, enjoying the local amenities, and feeling truly at home in this wonderful neighbourhood. You're never too far from all the conveniences of downtown living and can enjoy everything Whitley Bay has to offer, including the relaxed atmosphere of beach life.

As you step inside the ample hallway, you are welcomed by the living room to your left, a spacious but comfortable room with a bay window that lets in natural light. The room features an original fireplace, adding to its charm. Adjacent, the dining room offers a wonderful place to entertain family and friends alike, also with the original fireplace feature. The kitchen, located at the back of the property, offers a plethora of wall and base units for meal prep and storage. There's space for a dining table for daily meals, and the kitchen is completed with an integrated oven and gas hob. A door leads to the back garden.

Upstairs, the split landing leads to three generous double bedrooms at the front of the property, spacious enough for your desired furniture, and a fourth bedroom at the back, next to the three-piece family bathroom with a walk-in shower.

Outside, this property boasts an ample back garden with a patio area perfect for basking in the sun and the possibility to build a garage. For parking convenience, there's on-street parking with a permit.

Don't miss the opportunity to own this stunning property in the heart of Whitley Bay, full of original features and ready for your personal touch. Call Signature North East today and book your viewing.



# PROPERTY FLOORPLAN



Total area: approx. 134.0 sq. metres (1442.9 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  
14'2" x 14'0"

Dining Room  
14'8" x 11'8"

Kitchen / Diner  
20'1" x 10'0"

Bedroom One  
14'2" x 11'6"


Bedroom Two  
12'8" x 11'6"

Bedroom Three  
10'11" x 7'0"

Bedroom Four  
8'9" x 6'9"

Shower Room  
10'0" x 6'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>67</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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