

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Valley Gardens, Whitley Bay NE25 9AQ

Valley Gardens, Whitley Bay NE25 9AQ

Asking Price
£415,000

Signature North East is pleased to welcome to the market this charming and spacious 5-bedroom semi-detached house located in the picturesque Valley Gardens of Whitley Bay. This property offers a unique opportunity for those seeking a cosy and convenient living space in a tranquil setting. Situated in a prime location, this home is ideal for growing families, with access to the best schools in the area. The Valley Gardens area is known for its beautiful green spaces, perfect for leisurely strolls and enjoying the fresh air. This sought-after location provides a peaceful retreat while still being within walking distance to shops, cafes, and public transport links. Whitley Bay offers a serene environment with all the modern conveniences and beach retreats. Additionally, the property is located close to a school, making it an excellent option for families.

As you step into the hallway, you will access the principal rooms on the ground floor. The living room exudes a cosy feeling with a large window facing the front garden, bathing the room in natural light. The focal point of the room is the breath-taking fireplace. The kitchen is the central hub of the home and offers a plethora of wall and base units for storage and meal preparation. It provides access to the dining room on the left, an ample space for meals surrounded by friends and family, and to the utility room on the right, a practical space offering outdoor access and leading to the garage. This floor is completed with a WC.

Upstairs, there are five well-appointed bedrooms perfect for a growing family. Four of the bedrooms can accommodate a double bed, while the fifth, currently an office, can easily fit a single bed. The perfect retreat for all family members, the family bathroom with a bathtub and sink, and a separate room with the WC complete the floor.

Outside, the well-established mature garden offers privacy and backs onto the school greens. With a patio area and an ample deck, the green grass invites you to relax outside. The property enjoys a unique advantage with only one neighbour, ensuring privacy and tranquillity, additionally, there is no opportunity for future construction alongside, preserving the serene setting.

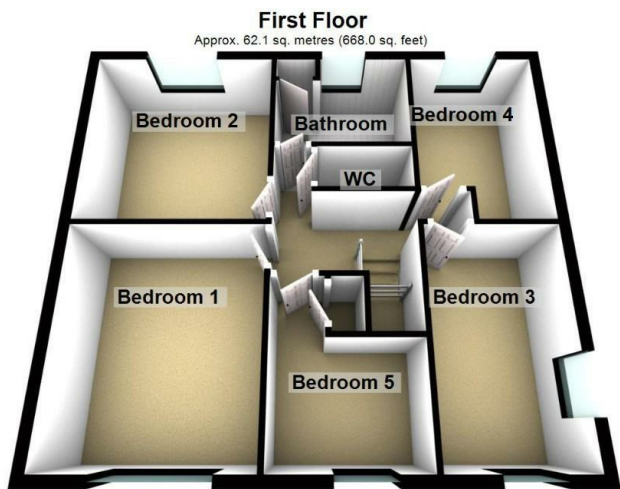
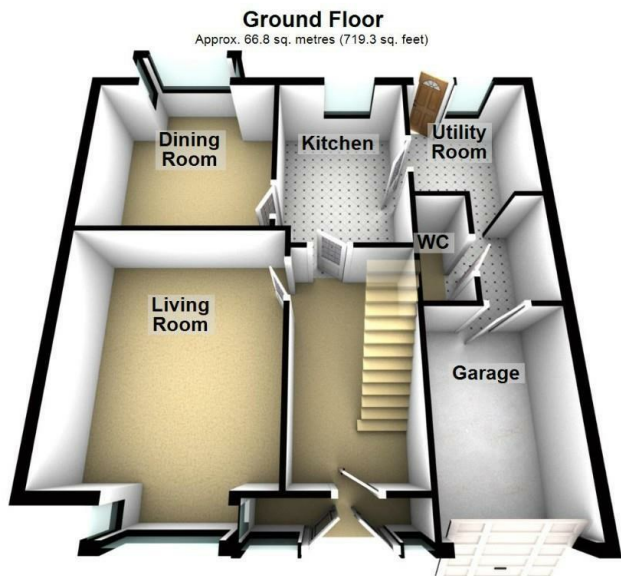
For parking, there is a parking area via the drive and a single garage for additional parking or extra storage.

Don't miss the opportunity to make this stunning property in the heart of Valley Gardens your new home. Call Signature North East today and schedule a viewing.

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



PROPERTY FLOORPLAN



Total area: approx. 128.9 sq. metres (1387.2 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
16'3" x 12'2"
- Dining Room
12'1" x 11'3"
- Kitchen
11'3" x 7'10"
- Utility Room
14'5" x 7'6"
- WC
6'6" x 2'11"
- Bedroom One
12'11" x 10'11"
- Bedroom Two
11'1" x 10'11"
- Bedroom Three
12'11" x 7'6"
- Bedroom Four
11'1" x 7'6"
- Bedroom Five
9'10" x 8'2"
- Bathroom
8'2" x 6'0"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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 





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News