

# SIGNATURE

## NORTH EAST

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





📍 Woodside Avenue, Whitley Bay NE25 0HN

# Woodside Avenue, Whitley Bay NE25 0HN

**Asking Price**  
**£149,950**

Signature North East is delighted to welcome to the market this charming two-bedroom, semi-detached property, located on the outskirts of Seaton Delaval. This fantastic home is situated in a highly desirable area, close to the stunning coast and within easy reach of Whitley Bay. The property benefits from being in a brilliant catchment area for highly regarded local schools. Seaton Delaval itself offers a wealth of amenities, and with excellent transport links, it provides convenient access to both Newcastle and the picturesque coastline.

Upon entering, you are greeted by a central hallway featuring bespoke under-stair storage units, optimising space and functionality. The hallway leads into the spacious living and dining room, a bright and airy space ideal for relaxing or entertaining, with ample room for your desired furnishings and a large dining table. The room is bathed in natural light thanks to the large window, and the property boasts solid oak flooring that runs throughout the downstairs, adding a touch of elegance to the home. The modern kitchen is well-equipped with attractive wall and base units, sleek countertops, and integrated appliances, including an oven and hob. This Wren Kitchen was installed only last year, offering a contemporary and functional space. Adjacent to the kitchen is a generously sized utility room, providing additional storage and access to the large rear garden.

Upstairs, the first floor comprises two generously sized bedrooms, both capable of accommodating double beds and additional furnishings. Both bedrooms benefit from built-in cupboards, offering ample storage space. The shower room completes this floor, featuring a modern shower, hand basin, and W.C.

Externally, this property boasts a large wrap-around garden, primarily laid to lawn, with an ample patio area perfect for outdoor furniture and entertaining. The garden wraps around the property and meets the driveway, allowing for convenient side access. As a corner plot, the garden enjoys a greater degree of privacy, enhanced by fencing around the perimeter. Solar panels have been installed, adding an eco-friendly feature to this delightful home. Additionally, the driveway offers off-street parking for two cars.

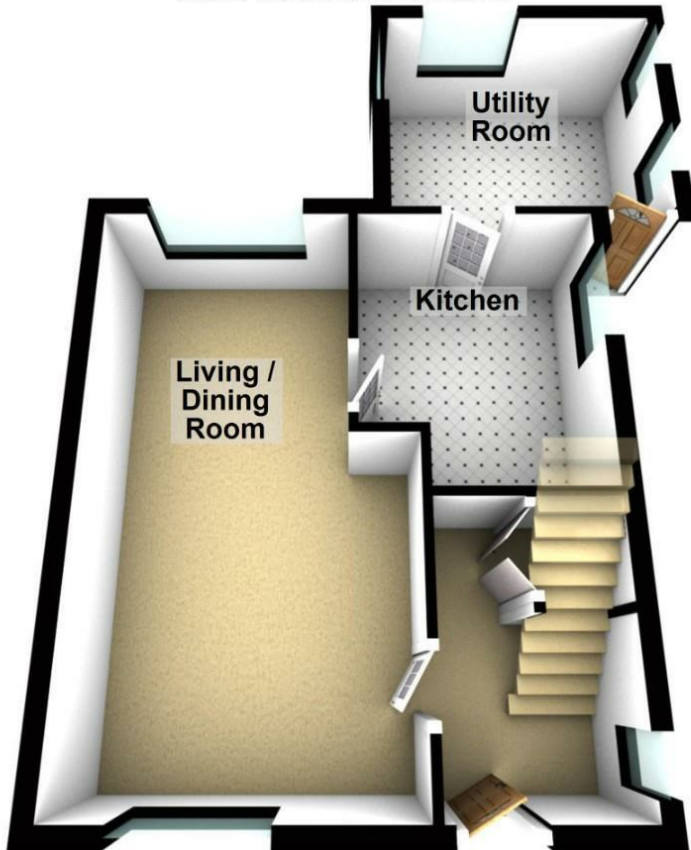


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

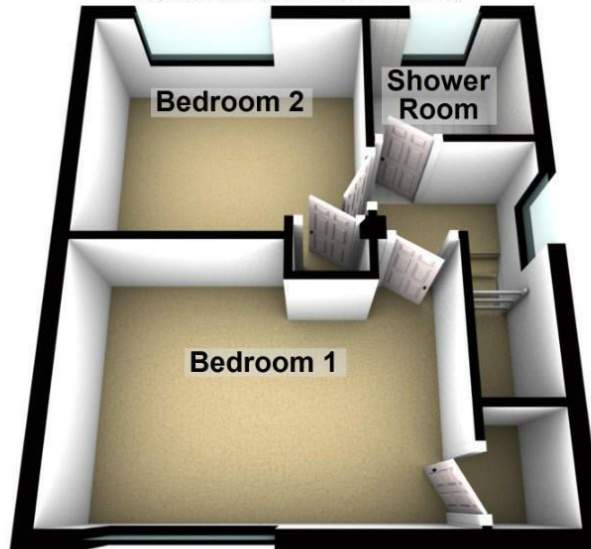
## Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



## First Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 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 / Dining Room  
19'7" x 11'0"

Kitchen  
10'0" x 8'3"


Utility Room  
10'2" x 8'7"

Bedroom One  
14'2" x 9'10"

Bedroom Two  
10'10" x 9'4"

Shower Room  
6'1" x 5'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>91</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 





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