

SIGNATURE

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📍 Woodside Avenue, Whitley Bay NE25 0HN

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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.

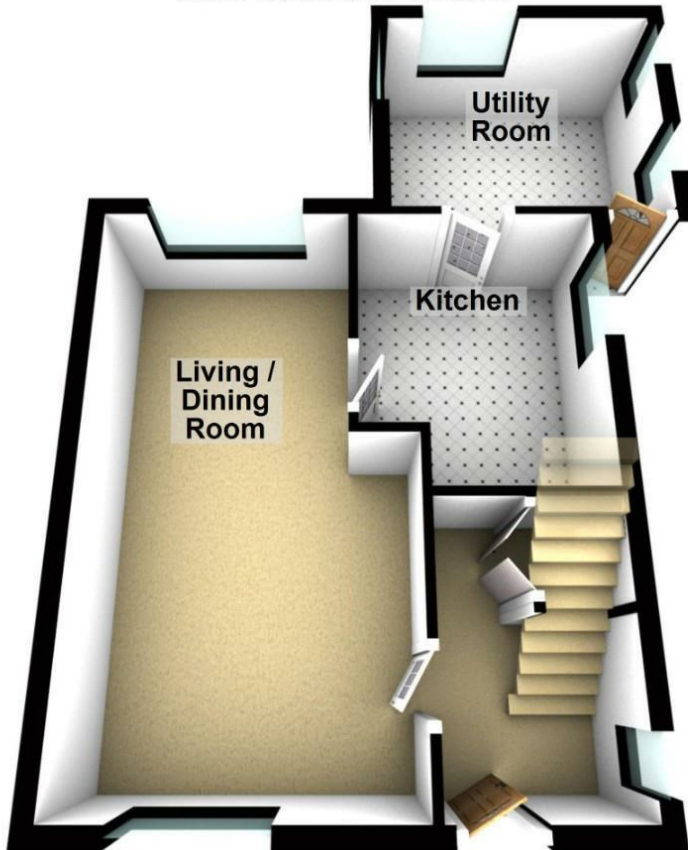


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

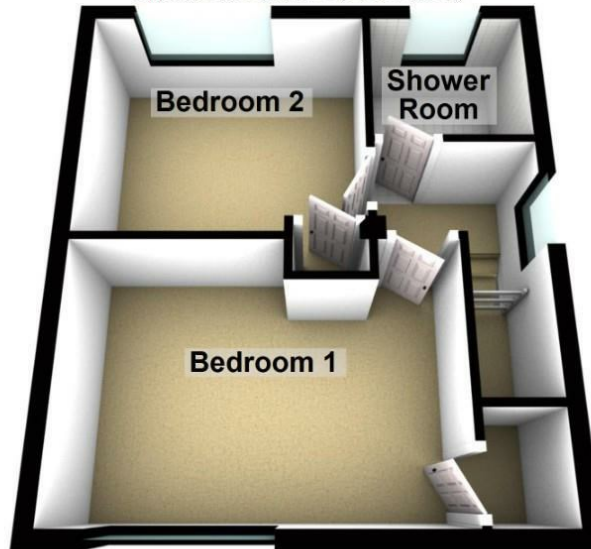
Ground Floor

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) A		
(81-91) B	87	91
(69-80) C		
(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 





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