

# SIGNATURE

## NORTH EAST

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📍 Southward, Whitley Bay NE26 4DH



# Southward, Whitley Bay NE26 4DH

**Asking Price**  
**£238,000**

Signature North East is delighted to welcome to the market this stunning Four-bedroom semi-detached property, located in the heart of Seaton Sluice. This sought-after location boasts generous room sizes and is only a four-minute walk to the beautiful coastline. The area is well-served by local shops, cafes, and restaurants, offering a variety of options for dining, shopping, and leisure. Families will appreciate the proximity to several highly-rated schools, while excellent public transport and nearby major road links make commuting convenient.

Upon entering the property, you are greeted by a central hallway with access to a handy w.c. To the left, you'll find the spacious living room, filled with natural light from a large window and featuring a cosy fireplace as the room's centrepiece. Elegant glass double doors lead to the conservatory, offering a bright, relaxing space with views of the rear garden. The property also includes a large, separate dining room, perfect for hosting family meals or entertaining guests, complete with its own fireplace for added charm. The kitchen boasts a range of attractive wall and base units with sleek countertops, integrated appliances including a fridge freezer, oven, hob, and extractor fan, and provides access to the rear garden.

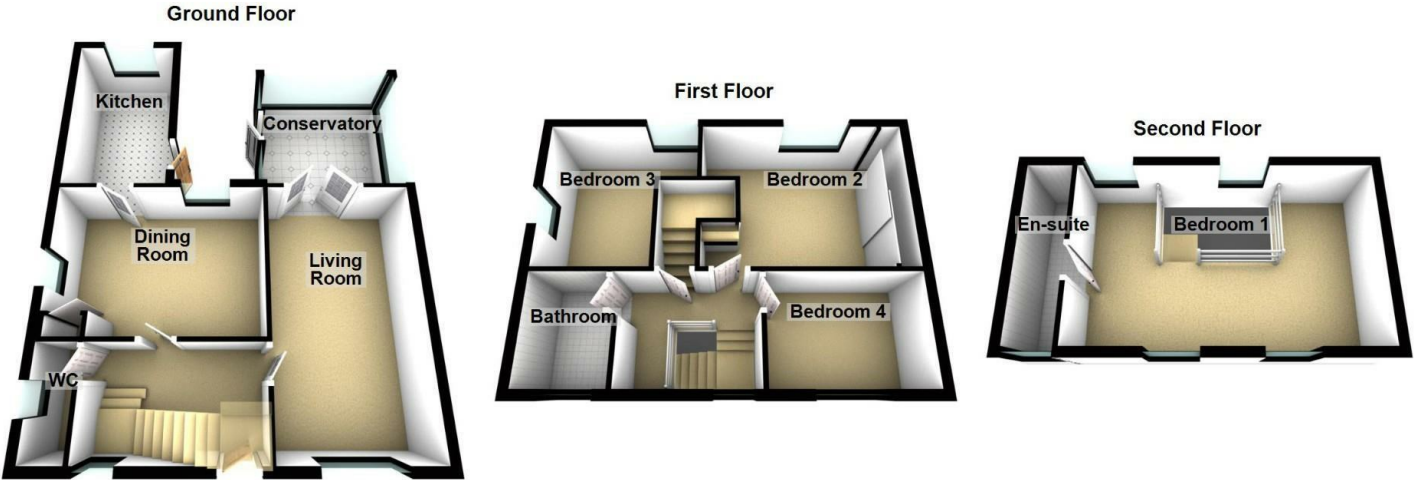
The first floor hosts three generously sized bedrooms, all capable of accommodating double beds and additional furnishings. Bedroom two benefits from fitted sliding door wardrobes, providing ample storage. Completing this floor is the family bathroom, fitted with a bathtub, shower, hand basin, and w.c. Ascending to the second floor, you'll find the expansive master bedroom, a full loft conversion featuring dormer windows and a stylish en-suite with a shower, hand basin, and w.c.

Externally, the property offers a large rear garden with a lawn and a spacious patio area, ideal for outdoor furniture and enjoying sunny days. The rear garden benefits from excellent natural light throughout the day. At the front of the home, there is a private driveway with space to accommodate two cars.



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

# PROPERTY FLOORPLAN



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  
17'9" x 9'10"

Dining Room  
14'5" x 10'6"

Kitchen  
12'5" x 7'5"

Conservatory  
9'10" x 9'6"

WC  
6'11" x 2'7"

Bedroom One  
19'4" x 11'8"

En Suite  
11'8" x 2'11"

Bedroom Two  
13'11" x 10'7"

Bedroom Three  
10'7" x 10'4"

Bedroom Four  
9'10" x 7'0"

Bathroom  
7'0" x 5'6"

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