

SIGNATURE

NORTH EAST

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 Jefferson Grove, Whitley Bay NE25 0QE

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Asking Price
£160,000

Welcome to the market with Signature North East, this charming three-bedroom semi-detached home, nestled in a quiet cul-de-sac within the desirable area of Seaton Delaval. This location is highly sought after for its excellent proximity to the coast, the beautiful Holywell Dene, and a variety of local schools, amenities, and activities. With superb transport links and the New Northumberland train line, offering easy commutes to Newcastle, this vibrant area appeals to a diverse community, including families, retirees, and young couples.

This property is a Section 106 at 80% market value.

Upon entering the property, you are welcomed into a bright hallway that also provides access to a convenient W.C. The hallway leads to the generously sized living room, which is bathed in natural light from a large window and offers ample space for your desired furnishings. The open-plan kitchen and dining area is equally impressive, featuring stylish wall and base units, sleek countertops, and integrated appliances, including a hob, oven, washing machine, and fridge freezer. French doors open out to the rear garden, creating a seamless flow between indoor and outdoor living spaces.

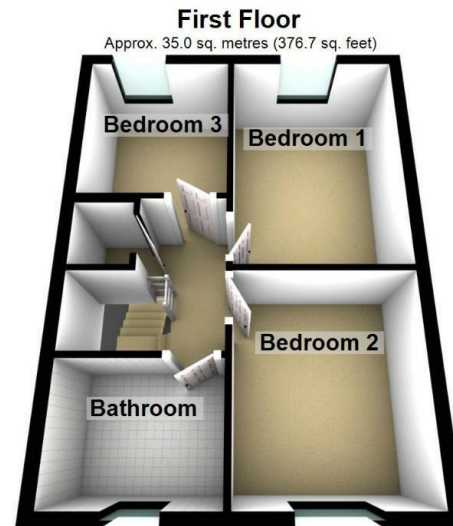
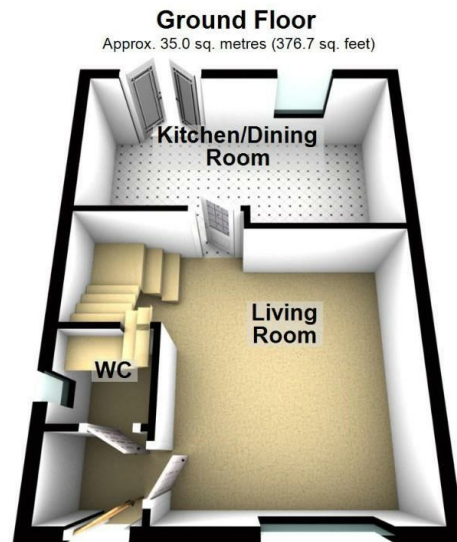
On the first floor, you will find three well-proportioned bedrooms. Bedrooms one and two comfortably accommodate double beds and additional furnishings, while bedroom three offers versatility, currently utilised as a dressing room but suitable as a home office or children's room. Completing this floor is a modern bathroom equipped with a bathtub, shower, hand basin, and W.C.

Externally, this property boasts a spacious rear garden with low-maintenance artificial lawn and a generous patio area, perfect for outdoor furniture and entertaining. To the front, the home benefits from a driveway providing off-street parking for two vehicles, with an additional visitor bay available. The property also features eco-friendly solar panels, adding to its appeal.



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

PROPERTY FLOORPLAN



Total area: approx. 70.0 sq. metres (753.4 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
16'6" x 13'3"

Kitchen / Dining Rom
16'6" x 9'1"

WC
4'4" x 4'2"

Bedroom One
12'0" x 8'8"

Bedroom Two
10'4" x 8'8"

Bedroom Three
8'2" x 7'6"

Bathroom
7'6" x 6'2"

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | 96 | 97 |
| (81-91) B | | |
| (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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