

# SIGNATURE

## NORTH EAST

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📍 Washington Grove, Whitley Bay NE25 0PQ



# Washington Grove, Whitley Bay NE25 0PQ

**Asking Price**  
**£230,000**

Signature North East is delighted to welcome to the market this charming three-bedroom semi-detached home, situated in the desirable area of Seaton Delaval. This wonderful property benefits from an abundance of natural light, especially during the summer months. Ideally located, it offers excellent transport links, including nearby bus routes and a train station, ensuring easy access to Newcastle City Centre and surrounding areas. Residents can enjoy a variety of local amenities all within close reach. The area is also home to well-regarded schools for all age groups, making it an excellent choice for families.

Stepping inside, you are welcomed by a central hallway leading to a spacious and bright living room, complete with a large window that enhances the natural light. The open-plan kitchen and dining area offer a stylish and functional space, capable of accommodating a dining table for family meals and entertaining. The kitchen boasts attractive wall and base units, sleek countertops, and integrated appliances, including a fridge freezer, oven, and hob. Elegant French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living. A convenient W.C. completes the ground floor.

Ascending to the first floor, you will find two well-sized bedrooms. The second bedroom comfortably fits a double bed with additional furnishings, benefits from a built-in storage cupboard and built-in wardrobes, while the third bedroom is perfect for a single bed and additional furniture. A further storage cupboard is located adjacent to bedroom three. The family bathroom is complete with a bathtub, hand basin, and W.C. Moving up to the second floor, the generously sized primary bedroom is bathed in natural light thanks to a large dormer window and features fitted sliding door wardrobes. This floor also benefits from a modern en-suite, comprising a shower, W.C., and hand basin.

Externally, this property boasts an impressive rear garden, mainly laid to lawn with a spacious patio area, ideal for outdoor furniture and entertaining. To the front, there is a substantial driveway with space for up to three cars, alongside a single garage, providing ample storage and parking solutions.



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

# PROPERTY FLOORPLAN

## Measurements:

Living Room  
13'10" x 10'5"

Kitchen / Dining Room  
13'6" x 12'10"

WC  
5'4" x 2'9"

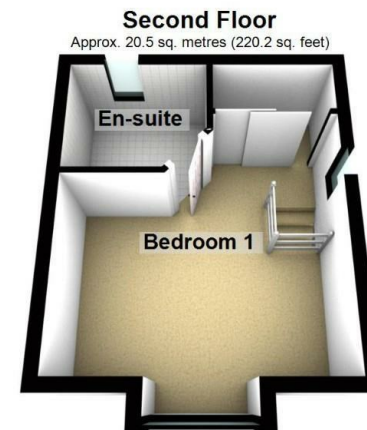
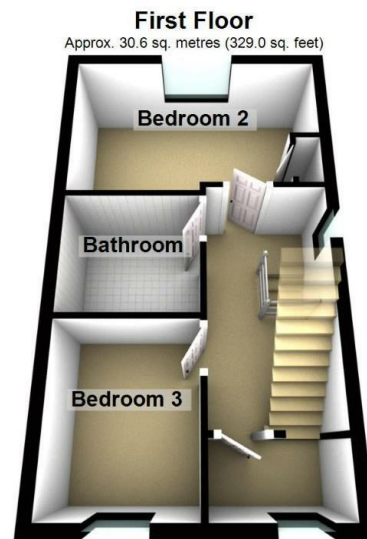
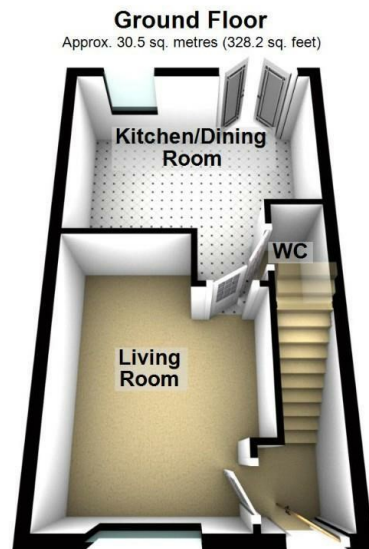
Bedroom One  
13'6" x 12'8"

En Suite  
7'0" x 5'10"

Bedroom Two  
13'6" x 8'4"

Bedroom Three  
8'10" x 6'11"

Bathroom  
6'11" x 6'3"



Total area: approx. 81.5 sq. metres (877.4 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		
England & Wales EU Directive 2002/91/EC		









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