

SIGNATURE

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Maple Court, Whitley Bay NE25 0TE

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Asking Price
£320,000

Signature North East is delighted to welcome this charming two-bedroom detached property to the market, ideally positioned on a desirable corner plot in New Hartley, Whitley Bay. Situated in a fantastic location, the home is within close proximity to the stunning coastline, offering beautiful beaches and a variety of coastal activities. The area is well-served by public transport, with reliable bus links connecting New Hartley to Whitley Bay, Newcastle, and surrounding towns, making commuting easy. Additionally, the newly opened Northumberland Line at Seaton Delaval, less than a mile away, provides a convenient rail link to Newcastle and beyond, further enhancing connectivity.

Upon entering, you are welcomed into a central hallway that provides access to a convenient ground-floor W.C. The first step leads you to a spacious living room, which boasts ample space for a variety of furnishings. A large window enhances the room with natural light, while double French doors open out to the rear, seamlessly connecting indoor and outdoor spaces. The kitchen offers an abundance of storage with stylish wall and base units, complemented by sleek countertops. It is further enhanced by integrated appliances, including a dishwasher, fridge freezer, and range cooker. From here, you can access the rear garden. Additionally, there is a separate dining room that can easily accommodate a large dining table, benefiting from plenty of natural light.

Ascending to the first floor, you will find two generously sized bedrooms, both of which can comfortably accommodate a double bed alongside other furnishings. Each bedroom benefits from fitted wardrobes, providing ample storage space. The newly renovated shower room features a modern walk-in shower, W.C, hand basin, and stylish full-height tiling. The property also includes a loft, which is well-insulated, offering additional storage solutions.

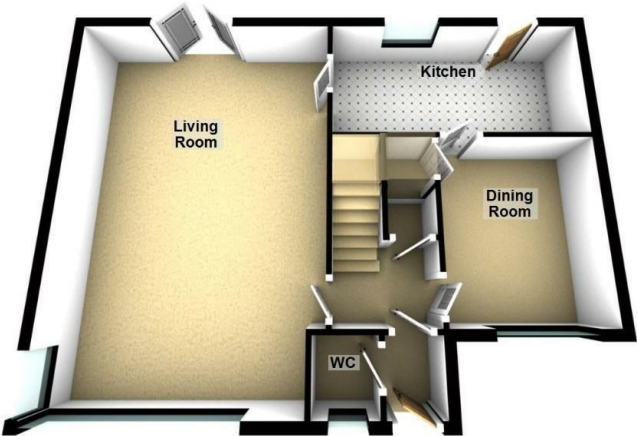
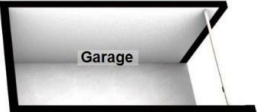
Externally, this home boasts a fantastic wrap-around garden, laid mainly to lawn with an ample patio area, perfect for outdoor furniture. Additionally, the property benefits from a detached garage and a private driveway, ensuring secure off-road parking.



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

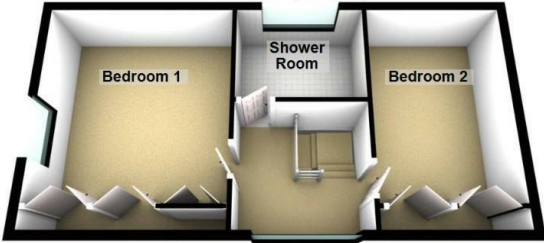
PROPERTY FLOORPLAN

Ground Floor
Approx. 77.1 sq. metres (829.4 sq. feet)



Total area: approx. 123.1 sq. metres (1325.4 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.

First Floor
Approx. 46.1 sq. metres (496.0 sq. feet)



Measurements:

Living Room
22'10" x 15'10"

Kitchen
15'8" x 7'2"

Dining Room
10'10" x 9'4"

WC
4'1" x 3'7"

Bedroom One
15'6" x 12'11"

Bedroom Two
15'6" x 9'4"

Shower Room
8'11" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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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