

SIGNATURE

NORTH EAST

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Green Square, Whitley Bay NE25 9SJ

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Asking Price
£325,000

Signature North East welcomes you to this beautifully presented two bedroom semi-detached home situated in Monkseaton. This property has been renovated to a high standard both inside and out, offering modern living with character. Located close to the stunning Northumberland coastline, it benefits from generous room sizes and is within easy reach of local shops, schools, and eateries. The West Monkseaton Metro station provides quick access to Newcastle city centre, and Whitley Bay sea front is just a 10-minute drive away.

Upon entering, you are greeted by a central hallway that leads into the spacious living room. The room features a large bay window, flooding the space with natural light. A cosy log burner and bespoke alcove storage add character and comfort. The open-plan kitchen/dining area offers a modern space with newly installed granite worktops, attractive wall and base units, and integrated appliances including a fridge, freezer, oven, hob, and dishwasher. The dining area flows seamlessly through bi-fold doors into the beautifully landscaped rear garden. The ground floor is completed with a convenient W.C and a utility room, conveniently featuring a butler sink.

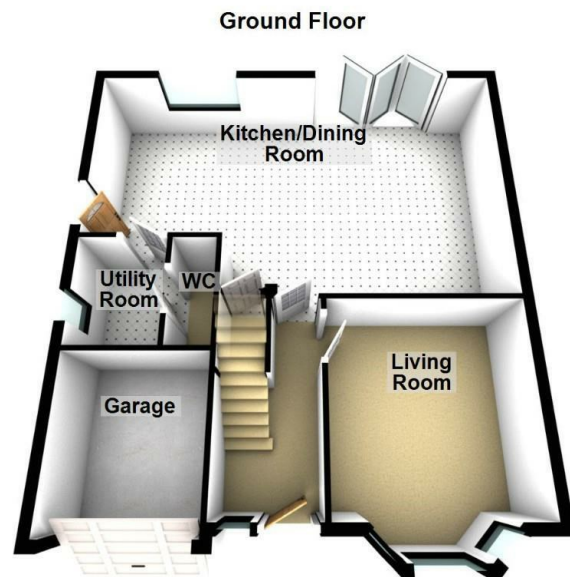
On the first floor, you will find two generously sized bedrooms. The master bedroom easily accommodates a king bed and additional furnishings, while the second bedroom is currently being used as a home office, providing flexibility for various needs. The bathroom is equipped with a bathtub, shower, hand basin, and W.C., providing a comfortable and functional space.

Externally, the home features a stunning, renovated east-facing garden. The garden boasts a large lawn, pizza oven and a sheltered seating area, perfect for entertaining. Additionally, there is a porcelain patio that wraps around the side of the property, offering even more outdoor space. To the front, the property has a garage with an electric roller door and a driveway that provides off-road parking for up to three vehicles.



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

PROPERTY FLOORPLAN



Measurements:

Living Room
11'11" x 11'5"

Kitchen/Dining Room
15'11" x 26'5"

Utility Room
6'9" x 5'4"

W.C
6'9" x 2'7"

Bedroom One
10'9" x 17'8"

Bedroom Two
9'2" x 9'10"

Bathroom
5'8" x 7'5"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(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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