

# SIGNATURE

## NORTH EAST

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📍 Beach Avenue, Whitley Bay NE26 1DZ



# Beach Avenue, Whitley Bay NE26 1DZ

**Offers Over £450,000**

Signature North East welcomes you to this stunning four bedroom mid-terrace Victorian House, built 1898. Located in the desirable area of Whitley Bay, just a short stroll from the beach, park, Spanish City and the popular Park View shopping area. Whitley Bay and Monkseaton metros are nearby so commuting is simple and stress free.

Bursting with charm and character, this lovely home showcases numerous original features including marble fire surrounds, decorative cornices, corbels and restored wooden floors.

Step through the porch and welcoming hallway into a spacious living room with large bay window, featuring plantation shutters, and ornate ceiling. Further down the hall is a W.C/ cloakroom and a bright and airy kitchen/ diner, providing an excellent space for family life. Comprising traditional kitchen units which include fully integrated appliances, dishwasher, hob, eye-level oven, fridge freezer as well as a recently installed Baxi boiler. Sliding doors open onto a stunning south-facing patio area laid with Indian stone. Adjacent is a brick built garage with water and electricity supply and outside light that serves the patio area. In addition, there is a further courtyard area with space for outdoor furniture and planted borders. The ground floor is completed by a family room beautifully lit by large windows offering a welcoming setting for family and entertaining.

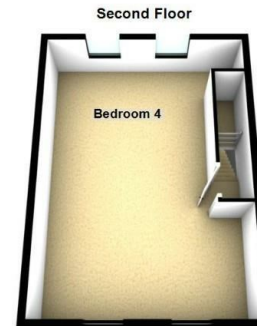
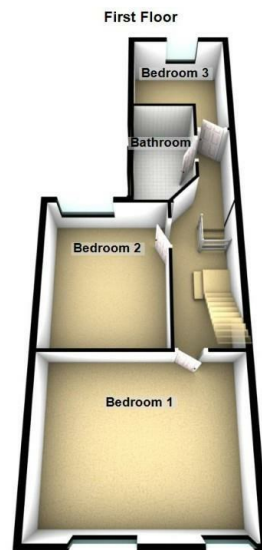
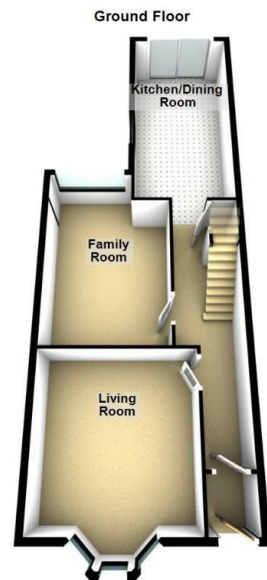
On the first floor, there are three well proportioned bedrooms; the primary bedroom complete with SHARPS fitted wardrobes and bedside tables. This beautiful room features an impressive white marble and sienna fire surround. The family bathroom offers a traditional suite with overhead spotlights, bath tub, hand basin, W.C. and separate shower. On the second floor, there is a fourth bedroom, a large, light and peaceful living space. Externally, permit parking is free for residents and visitor permits are an additional cost of £25 per year.

This property combines timeless period elegance all in a fantastic coastal location.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
14'11" x 14'1"

Family Room  
14'8" x 11'11"

Kitchen / Dining Room  
20'4" x 10'0"

Bedroom One  
15'0" x 18'7"


Bedroom Two  
14'7" x 11'11"

Bedroom Three  
11'9" x 10'0"

Bathroom  
11'5" x 6'3"

Bedroom Four  
25'8" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









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