

# SIGNATURE

## NORTH EAST

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Seatonville Road, Whitley Bay NE25 9DR



# Seatonville Road, Whitley Bay NE25 9DR

**Asking Price**  
**£395,000**

Signature North East welcomes you to this impressive five-bedroom semi-detached corner plot home, ideally located in Whitley Bay. Set in a peaceful location with green spaces and local amenities close by, the property also benefits from being within easy reach of the stunning Whitley Bay beach. Excellent transport connections are provided by West Monkseaton Metro Station, making commuting and exploring the wider region simple and convenient.

Upon entering, you are met with a welcoming hallway that flows into the generous living room. This expansive space enjoys light from both the bay window to the front and the rear window overlooking the conservatory, creating a wonderfully bright and airy atmosphere with ample room for a range of furnishings. The kitchen/diner is well-appointed with wall and base units, complemented by worktops, offering a practical and versatile cooking space that comfortably accommodates a dining area. The ground floor further benefits from a generous sitting room, offering a welcoming and light-filled additional living space. Completing this level is a spacious bathroom fitted with a bathtub, overhead shower, wash basin, and WC.

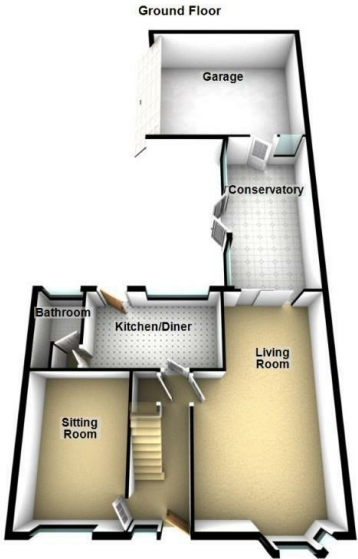
Ascending to the first floor, you will discover five bedrooms, four of which are generously sized doubles. Bedrooms one and two are complete with fitted wardrobes for excellent built-in storage while maintaining a sleek and functional design. Completing this floor is the family bathroom, fitted with a bathtub, overhead shower, wash basin, and WC, catering perfectly to everyday needs.

Externally, this wonderful home enjoys a private L-shaped rear garden, featuring a lawn and patio area ideal for outdoor furniture and al fresco dining. To the front, a double garage and driveway provide secure and convenient parking.



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

# PROPERTY FLOORPLAN



Total area: approx. 161.2 sq. metres (1735.5 sq. feet)

## Measurements:

Living Room  
22'3" x 13'6"

Sitting Room  
14'0" x 9'9"

Conservatory  
9'1" x 18'11"

Kitchen Diner  
8'9" x 13'11"

Bathroom One  
5'3" x 7'10"

Bathroom Two  
7'2" x 8'3"

Bedroom Two  
10'6" x 9'0"

Bedroom One  
12'4" x 9'0"

Bedroom Three  
9'9" x 11'3"

Bedroom Four  
9'8" x 12'4"

Bedroom Five  
8'3" x 9'0"

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 75      | 79        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |









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