

SIGNATURE

NORTH EAST

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📍 Avon Court, Whitley Bay NE25 0RE

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Asking Price
£175,000

Signature North East proudly presents this well-presented three-bedroom mid-terraced property to the market, ideally located in New Hartley, just outside of Seaton Delaval. Set within a great location, the property enjoys close proximity to a wide range of local amenities, including shops, well-regarded schools and eateries, making it well suited to a variety of buyers. Seaton Sluice beach is just a short distance away, perfect for coastal walks and weekend leisure.

Upon entering the home, you are first welcomed into the large living room, offering ample space for the desired furnishings. A large window allows plenty of natural light to flow through, creating a bright and inviting atmosphere, further enhanced by a modern built-in fireplace set within the media unit. The kitchen offers a plethora of space via attractive wall and base units, complemented by sleek countertops. There is room to accommodate a small dining table, and elegant French doors provide direct access to the rear garden.

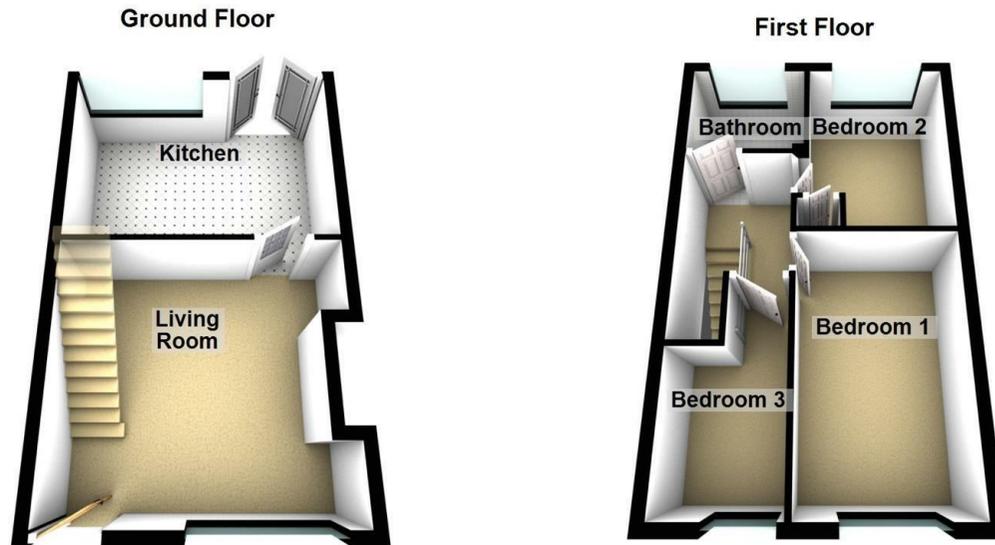
Continuing your journey to the first floor, you will discover three bedrooms. Bedrooms one and two can easily accommodate a double bed along with additional furnishings, while bedroom three is well suited to a single bed with further storage options. Completing this floor is the bathroom, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, this home offers a garden with artificial lawn and decking area, perfect for outdoor furniture and entertaining. To the bottom of the garden there is an office (half converted garage) alongside the remaining section of the garage for storage. Off-street parking is also available to the rear of the property.



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

PROPERTY FLOORPLAN



Total area: approx. 69.6 sq. metres (749.3 sq. feet)

Measurements:

Kitchen
10'4" x 14'9"

Living Room
13'8" x 6'6"

Bedroom One
14'0" x 8'5"

Bedroom Two
10'5" x 5'10"

Bedroom Three
11'2" x 5'11"

Bathroom
5'5" x 6'7"

Office
8'5" x 8'7"

Garage
5'6" x 8'7"

Energy Efficiency Rating

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