


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NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Brierdene Crescent, Whitley Bay NE26 4AB

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Offers Over £850,000

Signature North East are delighted to welcome this exquisite four-bedroom semi-detached property to the market, ideally located in the highly sought-after coastal town of Whitley Bay. Rare to the market, this stunning home is set within a prime location just a short stroll from the beach, while also benefitting from a wide range of local amenities, excellent transport links and well-regarded schools for all ages. With award-winning coastline nearby and a strong sense of community, this is a fantastic opportunity to secure a beautiful home in one of the North East's most desirable areas.

Upon entering, you are greeted by a welcoming reception hallway leading through to a spacious living room, offering ample room for a range of furnishings. This bright and airy space is enhanced by an abundance of natural light, a modern fireplace, and impressive floor-to-ceiling windows to the rear, complete with access to the garden. To the front of the property, there is a further generous reception room, currently utilised as a dining room. The home also benefits from an open plan kitchen with a dining nook, featuring an array of wall and base units complemented by sleek worktops. From here, you can access the bright conservatory – a standout feature of the home, providing a beautiful space filled with natural light. The kitchen also offers access to a convenient W.C. and the garage.

To the first floor, there are four bedrooms, each capable of accommodating a double bed alongside additional furnishings. Bedrooms one, two and three benefit from built-in wardrobes, providing excellent storage solutions. Bedroom two further features an en-suite comprising a shower, W.C., and hand basin. Completing this level is the family bathroom, fitted with a bathtub, hand basin, and W.C.

Externally, the property boasts a generous rear garden, mainly laid to lawn with a substantial patio area, ideal for outdoor seating and entertaining. To the front, there is off-street parking for two vehicles along with access to the garage, adding further practicality to this impressive home.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 4.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional.

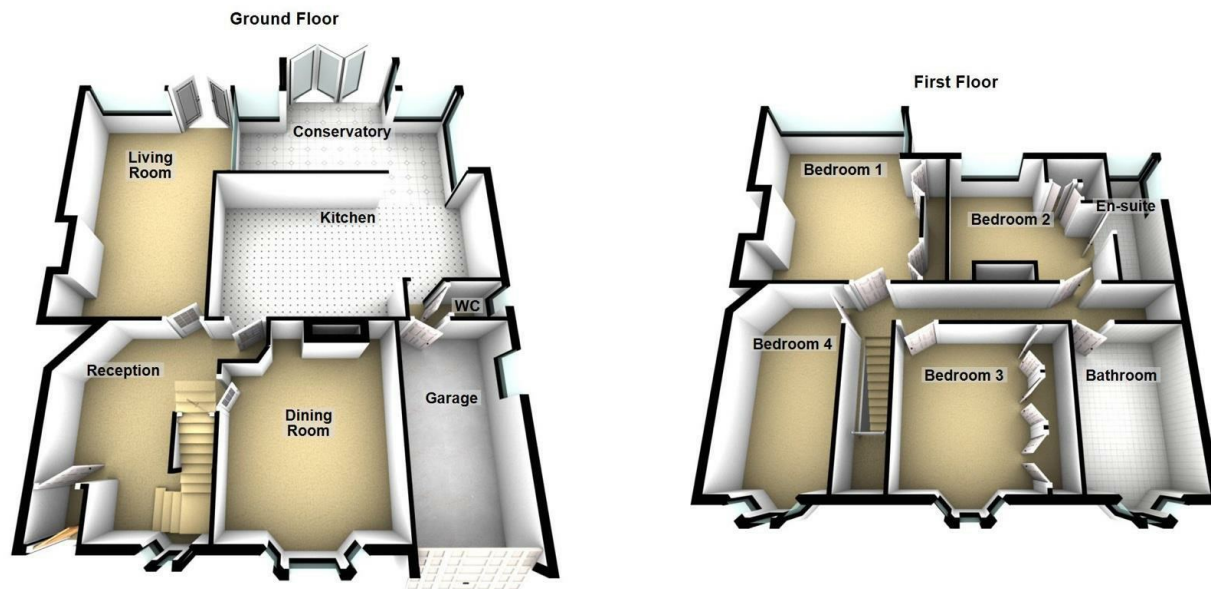
Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.

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



PROPERTY FLOORPLAN



Total area: approx. 204.3 sq. metres (2198.7 sq. feet)

Measurements:

Living Room
21'3" x 11'10"

Dining Room
12'9" x 15'0"

Kitchen
21'3" x 12'7"

Conservatory
18'10" x 8'4"

Reception Hall
15'0" x 11'10"

Bedroom One
16'2" x 13'9"

Bedroom Two
11'2" x 13'0"

En Suite
3'11" x 11'2"

Bedroom Three
11'4" x 10'5"

Bedroom Four
8'2" x 15'0"

Bathroom
8'0" x 11'3"





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