

SIGNATURE

NORTH EAST

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📍 Briar Vale, Whitley Bay NE25 9AZ

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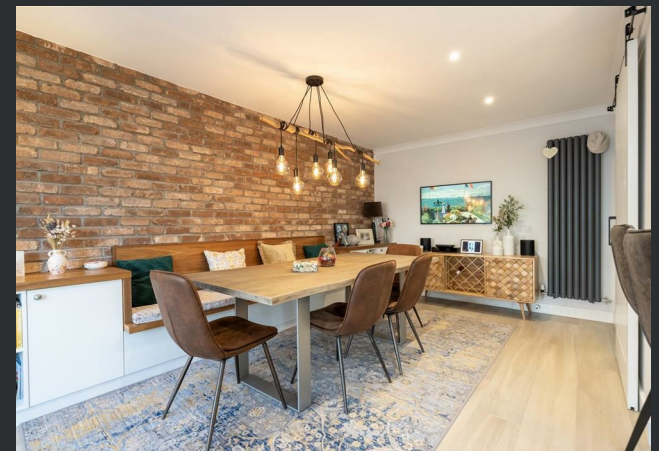
Asking Price
£540,000

Signature North East welcomes you to this four-bedroom detached home, ideally located in the popular area of Monkseaton, Whitley Bay. Enjoying a peaceful setting, the property sits close to well-regarded local schools and green spaces, while a wide range of popular shops, eateries and leisure facilities are also within easy reach. Whitley Bay Beach is just a short distance away, offering the best of coastal living, and West Monkseaton Metro station provides excellent transport links across the region.

Entering through the entrance hallway, you are welcomed into a spacious living room, enhanced by a box bay window with built-in seating and storage units. Natural light floods the room and creates an inviting space to relax. Features off the floor wall mounted TV and audio unit, with featured backlighting. From the entrance hallway, there is an entry to a separate cloakroom with built in storage unit for shoes and apparel, which leads into a practical utility room. The dining area offers a stylish setting for hosting and everyday family meals, featuring a characterful exposed brick wall, built-in bench seating and under-seat storage drawers providing a spacious environment that flows seamlessly, into the well-equipped kitchen, offering attractive wall and base units complemented by sleek worktops. To the rear, a generous garden room provides additional living space with bi-fold doors that open out to the garden. A practical utility room completes the ground floor.

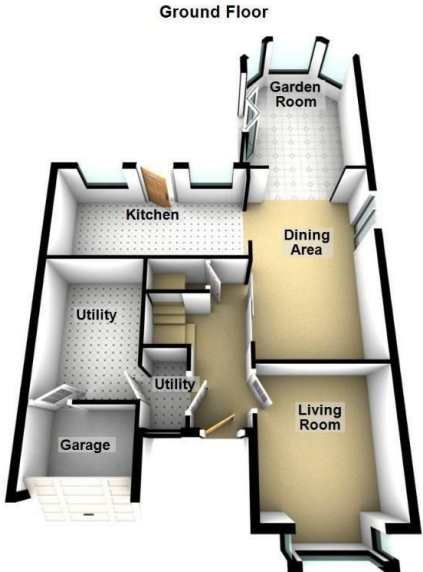
The first floor offers four well-proportioned bedrooms, three of which benefit from built-in storage. The principal bedroom enjoys the added comfort of a private en-suite, while the remaining bedrooms are served by a contemporary shower room, fitted with a walk-in shower, wash basin and WC.

Externally, the property benefits from a well-sized rear garden, laid with lawn and patio areas ideal for outdoor dining and relaxation. Off-street parking is available via the driveway suitable for two cars, adding further appeal to this desirable Whitley Bay house.



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

PROPERTY FLOORPLAN



Total area: approx. 131.7 sq. metres (1418.0 sq. feet)

Measurements:

Living Room
10'7" x 9'10"

Kitchen
8'0" x 16'5"

Dining Area
16'5" x 9'10"

Garden Room
12'8" x 9'8"

Utility
10'11" x 7'8"

Bedroom One
9'10" x 15'1"

En Suite
4'2" x 9'0"

Bedroom Two
13'3" x 8'6"

Bedroom Three
9'5" x 10'1"

Bedroom Four
8'2" x 7'8"

Shower Room
6'3" x 5'6"

Garage
8'0" x 5'8"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(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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