

SIGNATURE

NORTH EAST

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Fontburn Road, Whitley Bay NE25 0BH

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Asking Price
£259,950

Signature North East welcomes you to this spacious five-bedroom semi-detached home, ideally located in the heart of Seaton Delaval. Originally a three-bedroom property, it has been thoughtfully converted to create a generous five-bedroom family home. Situated within a popular residential area, it is perfectly placed to enjoy all the local amenities Seaton Delaval has to offer, including a range of shops, eateries, excellent schools, and strong transport links for commuters.

Upon entering the property, you are welcomed into a bright hallway leading into a spacious living room, which offers plenty of room for furnishings and is ideal for entertaining. This inviting space is filled with natural light thanks to its large windows, creating a warm and airy atmosphere. The kitchen/dining room is both stylish and functional, offering a generous amount of space with sleek countertops and attractive wall and base units. Integrated appliances are included, and elegant French doors lead directly out to the rear garden, seamlessly blending indoor and outdoor living. A convenient WC also completes the ground floor.

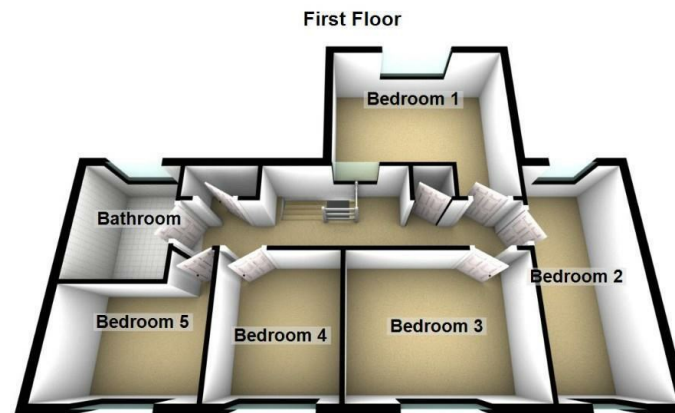
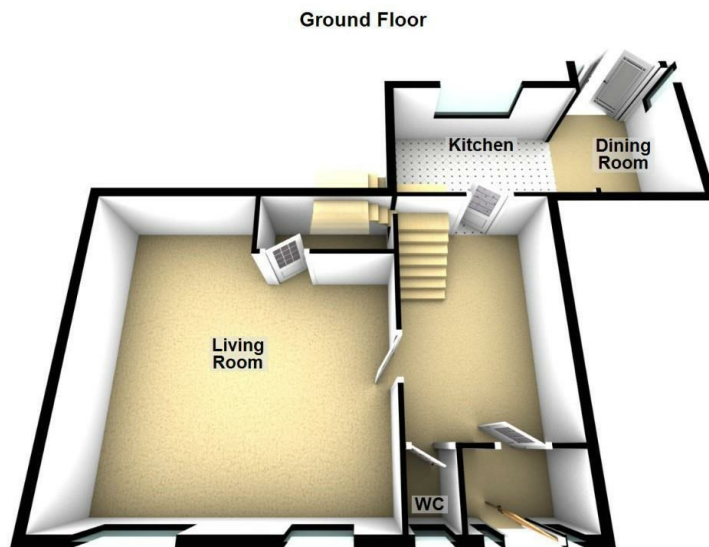
To the first floor, the home offers five well-proportioned double bedrooms, making it ideal for families needing flexible living space. The family bathroom is modern and well-appointed, complete with a bathtub, walk-in shower, wash basin and WC.

Externally, the rear garden is designed with ease of maintenance in mind, featuring a combination of patio and artificial lawn, perfect for relaxing or entertaining. Off-street parking is provided by a private driveway with space for multiple cars, as well as a garage, offering both convenience and practicality.



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

PROPERTY FLOORPLAN



Total area: approx. 138.9 sq. metres (1495.2 sq. feet)

Measurements:

Living Room
16'0" x 19'7"

Kitchen
8'9" x 13'4"

Dining Room
10'8" x 6'11"

W.C
4'2" x 2'9"

Bedroom One
13'5" x 13'5"

Bedroom Two
15'7" x 7'0"

Bedroom Three
9'5" x 10'1"

Bedroom Four
9'5" x 8'4"

Bedroom Five
7'2" x 10'0"

Bathroom
8'3" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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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