

SIGNATURE

NORTH EAST

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📍 Barley Way, Whitley Bay NE25 0GN

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Whitley Bay NE25 0GN

**50% Shared
Ownership £110,000**

Available to purchase on a 50% shared ownership basis, this property offers an excellent opportunity to step onto the property ladder, with a separate listing also available for buyers wishing to purchase the property outright.

Enjoying a convenient location, the home is within easy reach of the picturesque coastline at Seaton Sluice, while nearby Seaton Delaval provides a wide selection of shops, amenities and everyday conveniences. Well-regarded schools, regular transport links to Blyth and Newcastle City Centre, and access to the Northumberland Line make this an ideal setting for commuters and families alike.

The accommodation is thoughtfully arranged throughout, beginning with a spacious lounge that provides plenty of room for both seating and additional furnishings. To the rear, the modern kitchen is fitted with a range of wall and base units, an integrated oven and hob, space for casual dining, and French doors opening directly onto the garden. A handy ground floor cloakroom completes the downstairs layout.

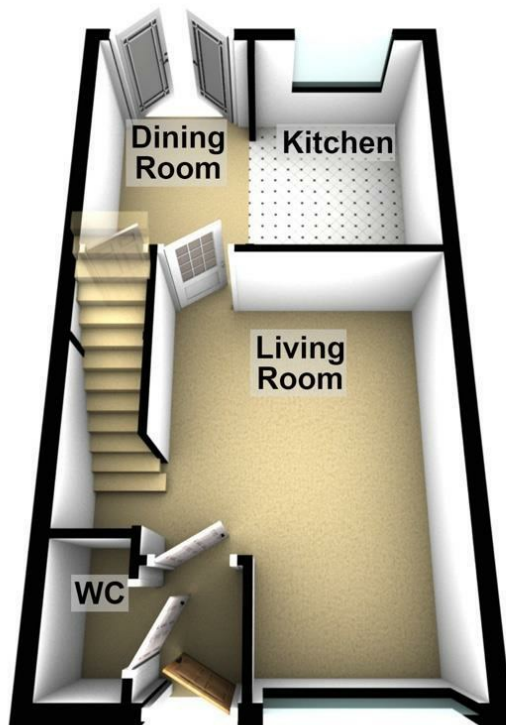
Upstairs, the property offers three well-proportioned bedrooms, with the two largest rooms comfortably accommodating double beds. The third bedroom is perfectly suited as a child's room, nursery or home office. The main bedroom benefits from its own en-suite shower room, while the family bathroom is fitted with a bath, wash basin and W.C. Outside, the enclosed rear garden features a lawn and patio area, creating an ideal space for relaxing or entertaining, while a private driveway to the front provides off-street parking.



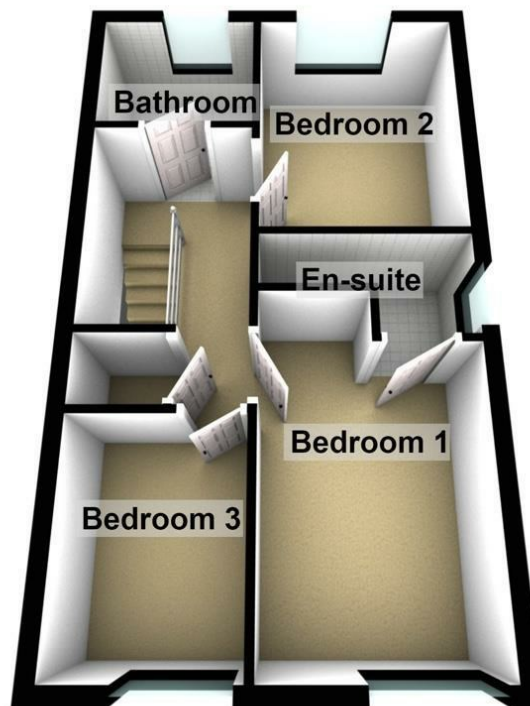
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 69.7 sq. metres (750.0 sq. feet)

Measurements:

Living Room
15'8" x 11'0"

Kitchen
10'1" x 7'2"

Dining Room
10'1" x 6'5"

WC
2'8" x 4'11"

Bedroom One
8'2" x 13'3"

En Suite
8'2" x 4'1"

Bedroom Two
9'10" x 8'2"

Bedroom Three
5'11" x 8'4"

Bathroom
5'11" x 5'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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