

SIGNATURE

NORTH EAST

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 Bristol Street, Whitley Bay NE25 0RJ

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Offers Over £140,000

Signature North East welcomes you to this chain free, two-bedroom end terraced home, ideally positioned in the popular village of New Hartley, Whitley Bay. 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. Offered with no onward chain, this home presents an excellent opportunity for those seeking a straightforward move.

Upon entering via the hallway, you are welcomed into a stylish living room, enhanced by a bright window that floods the space with natural light and a feature fireplace that creates a charming focal point. The living room flows seamlessly into the kitchen, which is fitted with attractive wall and base units complemented by sleek worktops. There is comfortable space for a dining area, making it ideal for both everyday living and entertaining. Integrated appliances include an oven, cooker hood, dishwasher, fridge and washing machine, ensuring practicality alongside style.

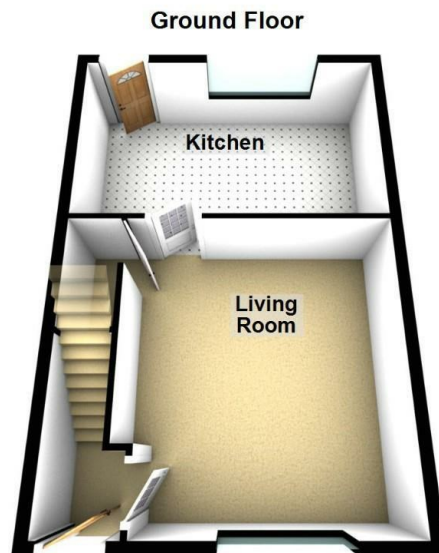
To the first floor, there are two spacious double bedrooms, each offering ample room for furnishings and providing comfortable, well-proportioned accommodation. The family bathroom completes the interior and is fitted with a bathtub, wash basin and WC, designed to meet the needs of modern living.

Externally, the property benefits from a peaceful rear garden, thoughtfully laid with artificial lawn and a patio area, creating a low-maintenance outdoor space to relax or entertain. Off-street parking is available via the driveway, along with a car port to the rear, adding further convenience to this well-located home.



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

PROPERTY FLOORPLAN



Total area: approx. 87.8 sq. metres (945.3 sq. feet)

Measurements:

Living Room
16'1" x 14'7"

Kitchen
10'9" x 17'9"

Bedroom One
10'11" x 14'7"

Bedroom Two
12'9" x 10'0"

Bathroom
10'9" x 7'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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