

SIGNATURE

NORTH EAST

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





📍 Swarland Road, Whitley Bay NE25 0HL

Swarland Road, Whitley Bay NE25 0HL

£750 Per Calendar Month

Signature North East is delighted to present this charming two-bedroom semi-detached property, ideally situated in the highly sought-after area of Seaton Delaval.

Upon entering, you are welcomed through a porch into a central hallway, leading to a spacious living room featuring a focal fireplace and ample space for a range of furnishings. The living room flows through to a kitchen with a range of base and wall units, which in turn leads to a practical utility room offering additional storage. From here, there is access to a bright conservatory, an ideal space for relaxing and enjoying views of the garden. To the first floor, the property comprises two generously sized double bedrooms, with bedroom one benefiting from built-in sliding door wardrobes. The family bathroom is fitted with a bath and overhead shower, wash hand basin, and W.C. Externally, the property benefits from a generous rear garden, mainly laid to lawn with a patio area, perfect for outdoor entertaining, as well as a large driveway to the front providing ample off-street parking.

Located in Seaton Delaval, the property enjoys close proximity to a range of local amenities including shops, well-regarded schools, and eateries, while Seaton Sluice beach is only a short distance away, perfect for coastal walks and weekend leisure.

Available April 2026
Tenancy Term: 12 Months
Council Tax Band: A
£750.00 PCM

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

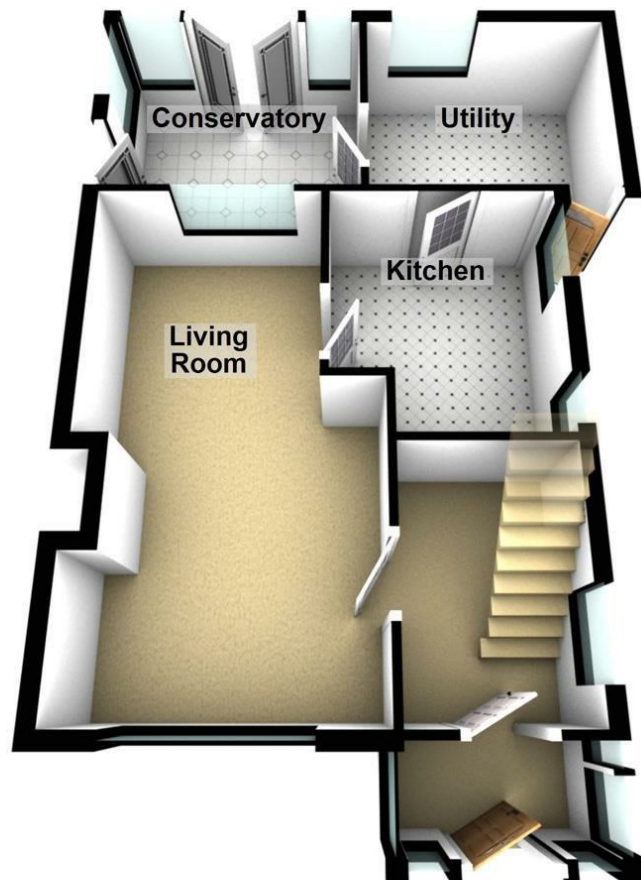
Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

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



PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Measurements:

Living Room
20'0" x 11'2"

Kitchen
10'1" x 8'4"

Utility
8'3" x 10'1"

Conservatory
9'1" x 10'7"

Bedroom One
9'7" x 11'8"

Bedroom Two
9'9" x 11'1"

Bathroom
5'5" x 6'1"

Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News