# SIGNATURE

## NORTH EAST

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AWARDED Best Estate Agency North East England 2018 & 2019

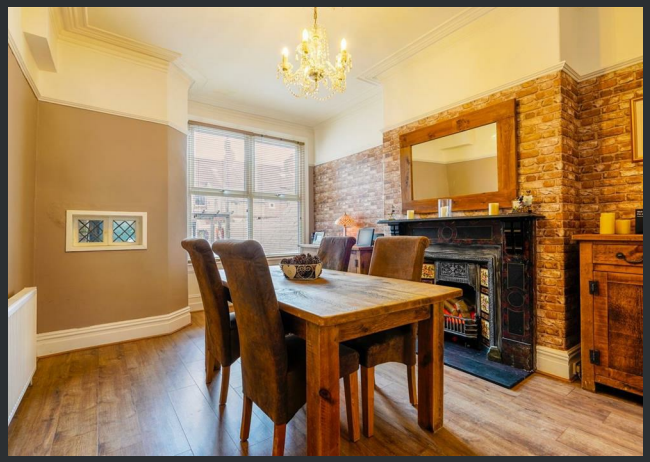


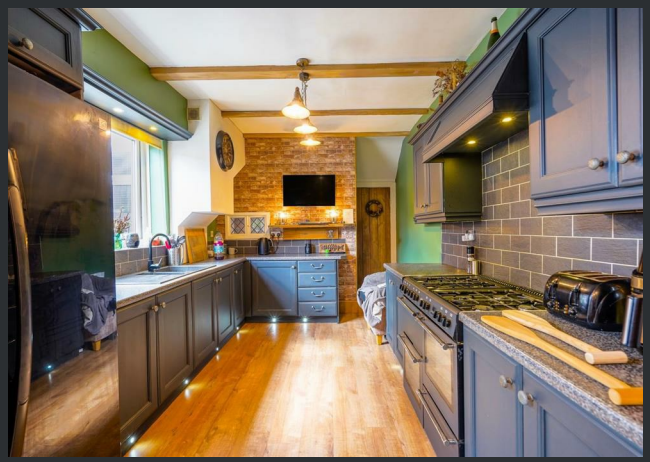

Park Avenue, Whitley Bay NE26 1DL

# Park Avenue,
# Whitley Bay NE26 1DL

**Asking Price**
**£360,000**







Signature North East is delighted to welcome to the market this charming three-bedroom terraced home, ideally situated on the highly sought-after Park Avenue in Whitley Bay. Occupying one of the town's most desirable addresses, this fantastic property enjoys an enviable coastal location, perfectly positioned to embrace the very best seaside living has to offer. The award-winning beach and picturesque promenade are just moments away, while the vibrant town centre provides an excellent selection of shops, cafés, restaurants and everyday amenities. Excellent transport connections, including nearby Metro links, also make this an ideal location for commuters.

Stepping through the central hallway, you are welcomed into the spacious living room, offering ample room for a variety of furnishings and centred around an attractive feature fireplace. Flowing seamlessly through to the dining room, this generous space comfortably accommodates a large dining table, making it ideal for entertaining family and friends, whilst a second feature fireplace creates a wonderful focal point. The kitchen is fitted with an excellent range of attractive wall and base units, complemented by generous worktop space, and provides access to the convenient storage cupboard. and the private rear yard.

To the first floor, the property offers three well-proportioned bedrooms. Bedrooms one and two are generous doubles, each comfortably accommodating a king-size bed alongside additional bedroom furniture. Bedroom three is perfectly suited as a single bedroom. The landing benefits from useful built-in storage, while completing this floor is the family bathroom, fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property benefits from a private rear yard featuring both decking and artificial lawn, creating an excellent low-maintenance outdoor space, perfect for relaxing or entertaining during the warmer months. On-street permit parking is available for residents.

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

# PROPERTY FLOORPLAN




Total area: approx. 127.7 sq. metres (1374.4 sq. feet)

## Measurements:

Living Room
15'0" x 6'6"

Dining Room
16'6" x 11'10"

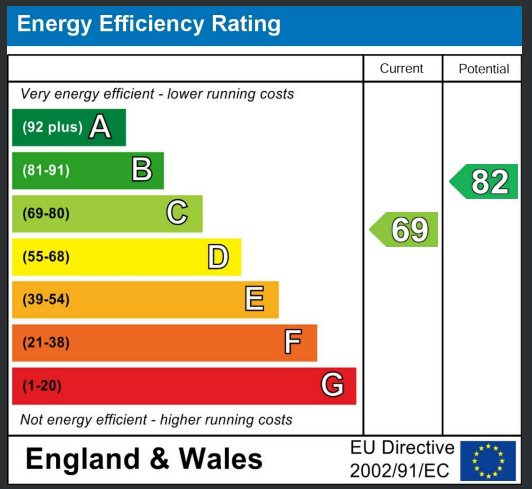
Kitchen
19'1" x 9'5"

Bedroom One
15'5" x 6'6"

Bedroom Two
14'3" x 6'6"

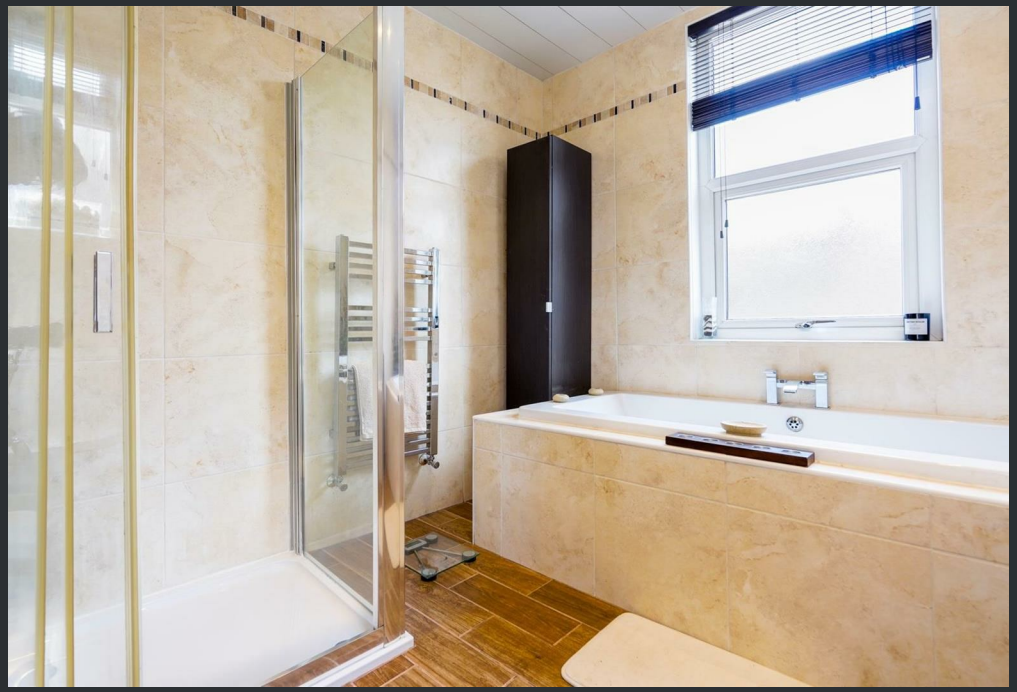
Bedroom Three
11'9" x 6'7"

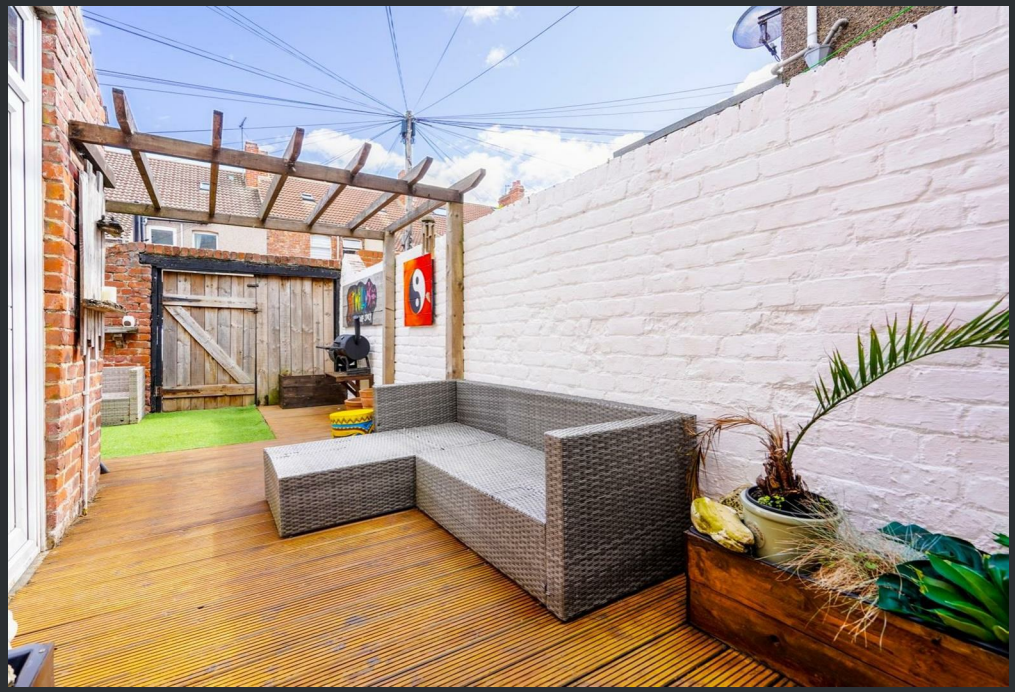
Bathroom
8'9" x 8'9"











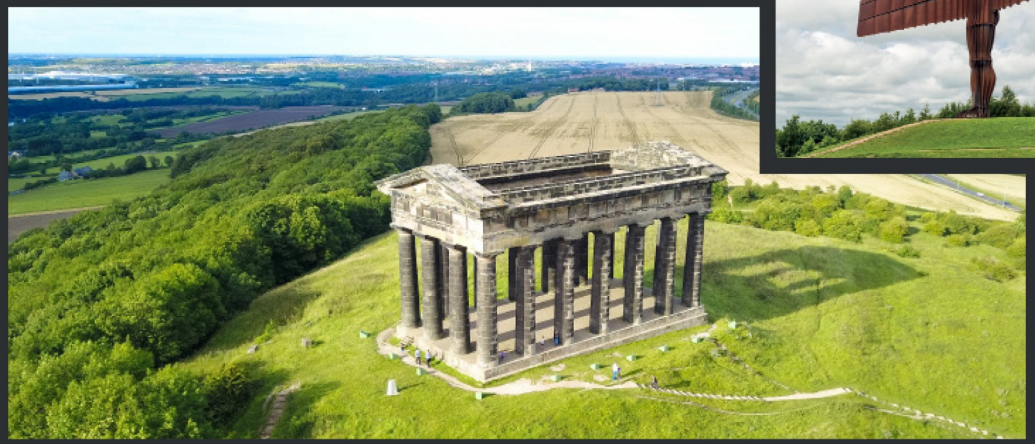
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**SALES** | **LETTINGS** | **FINANCE** | **LAW**

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