

SIGNATURE

NORTH EAST

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Jefferson Grove, Whitley Bay NE25 0QE

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Asking Price
£148,983

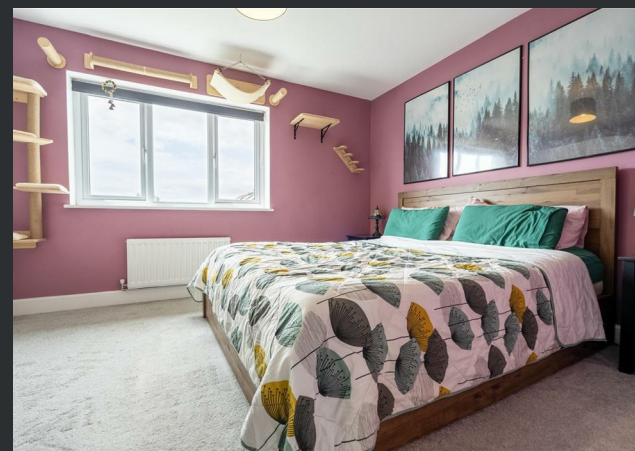
Signature North East is pleased to welcome to the market this two-bedroom end terraced home, located in the desirable village of Seaton Delaval. This property benefits from generous room sizes and is ideally situated close to the stunning Northumberland coast. Residents will also enjoy excellent transport links thanks to the new Northumberland train station development, offering convenient access to Newcastle city centre. The area is further enhanced by a new school development, local shops, and is just a 10-minute drive to nearby towns, making it a perfect location for both families and commuters.

This property is being sold at 80% of the market value as part of a Section 106 Affordable Housing Scheme. Eligibility criteria apply, and purchasers will need to meet local authority requirements regarding residency and income. Contact us for further details on the application process and restrictions.

Upon entering, you are greeted by a central hallway, which also provides access to a convenient ground-floor W.C. The spacious living room features a large window that floods the space with natural light and offers ample room for your desired furnishings. The open-plan kitchen and dining area can comfortably accommodate a dining table and benefits from a wealth of attractive wall and base units with sleek countertops. Elegant French doors from the kitchen open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you will find two generously sized bedrooms, each easily accommodating a double bed along with additional furnishings. Completing the first floor is a well-appointed family bathroom, which includes a bathtub with shower, hand basin, and W.C., providing a practical yet stylish space.

Externally, this home boasts a large rear garden laid to lawn, accompanied by a generous patio area, ideal for outdoor furniture and entertaining. Off-street parking is available via a front driveway.

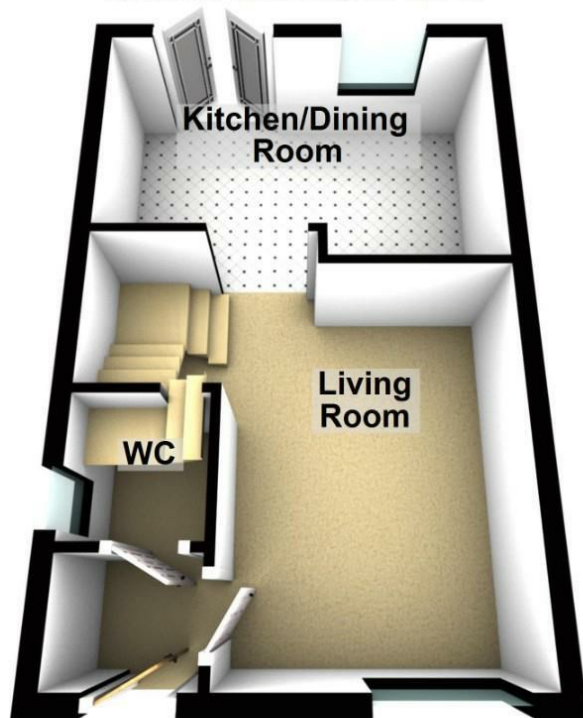


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

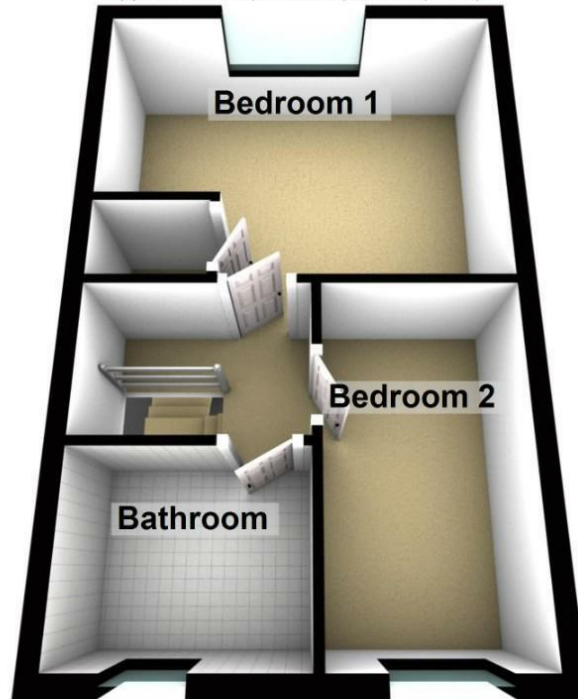
Ground Floor

Approx. 30.0 sq. metres (323.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.

Plan produced using PlanUp.

Measurements:

Living Room
14'3" x 14'2"

Kitchen / Dining Room
14'2" x 9'3"

WC
4'6" x 4'4"

Bedroom One
14'2" x 10'8"

Bedroom Two
11'7" x 6'5"

Bathroom
7'7" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	95
(81-91) B		
(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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