

# SIGNATURE

## NORTH EAST

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📍 Thorntree Drive, Whitley Bay NE25 9NR

# Thorntree Drive, Whitley Bay NE25 9NR

**Offers Over £78,000**

Signature North East is thrilled to introduce this charming one-bedroom flat within the highly sought-after retirement development: Wilton Manse on Thornton Drive, nestled in Whitley Bay. This exquisite property features spacious rooms throughout, ensuring comfortable living. Additionally, the surrounding area offers a plethora of convenient amenities, including eateries, local medical facilities, shops, excellent transportation links to the city center, and close proximity to the stunning coastline, making it an ideal place for relaxation and retirement.

Upon entering the home, you'll be welcomed by a generously sized entrance hallway that provides access to the inviting living room, a spacious bedroom, a generous shower room, and a very convenient storage cupboard. The living room offers ample space for your desired furnishings, abundant natural light through the large window, and features a fireplace that creates a cosy ambiance. Next, you'll find the kitchen, which boasts ample storage space and is complemented by lovely wood-effect worktops, creating a casually inviting atmosphere.

Moving to the bedroom, you'll discover a bright and spacious setting that can easily accommodate a double bed and your choice of furnishings. The room is further enhanced by delightful fitted sliding wardrobes, adding both style and functionality. Completing this home is the beautifully presented shower room, equipped with a generously sized walk-in shower, toilet, and W.C.

Externally, within Wilton Manse, you will find a stunning communal landscaped garden with built-in seating areas, making it the perfect spot for relaxation and enjoying the beautiful natural views

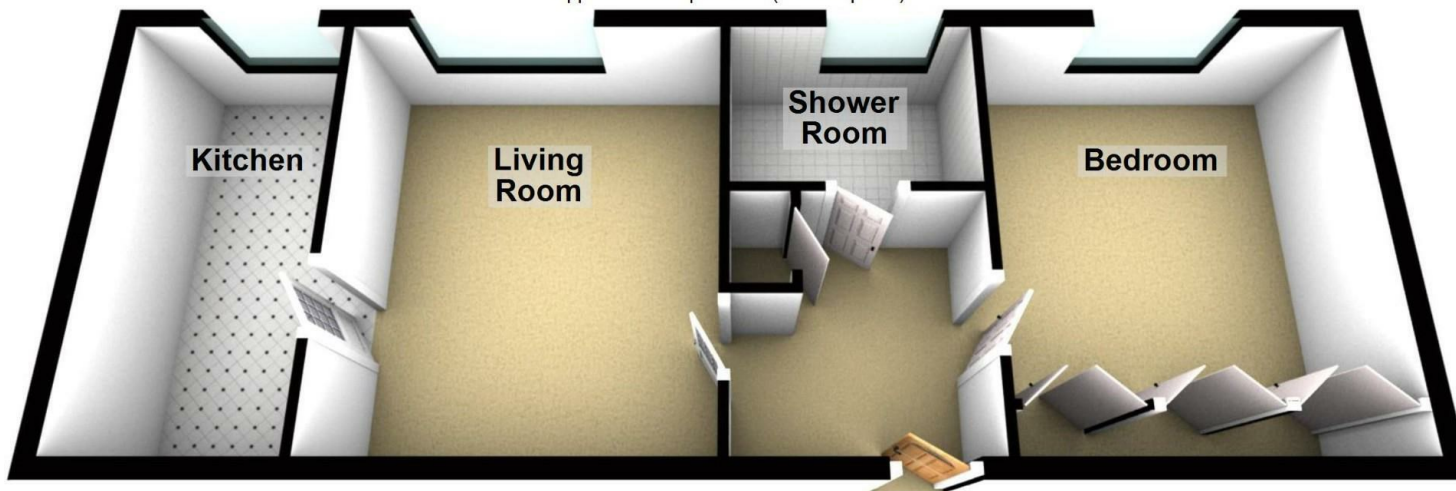


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

## Ground Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.0 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  
13'10" x 12'0"

Kitchen  
13'10" x 6'10"

Bedroom  
13'10" x 11'11"

Shower Room  
7'10" x 5'6"

## Energy Efficiency Rating

|                                                                                                                                          | Current   | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs                                                                                              |           |           |
| (92 plus) <b>A</b>                                                                                                                       |           |           |
| (81-91) <b>B</b>                                                                                                                         |           |           |
| (69-80) <b>C</b>                                                                                                                         |           | <b>71</b> |
| (55-68) <b>D</b>                                                                                                                         |           |           |
| (39-54) <b>E</b>                                                                                                                         | <b>45</b> |           |
| (21-38) <b>F</b>                                                                                                                         |           |           |
| (1-20) <b>G</b>                                                                                                                          |           |           |
| Not energy efficient - higher running costs                                                                                              |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |           |           |





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