

# SIGNATURE

## NORTH EAST

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📍 St. Vincents Way, Whitley Bay NE26 1HS

# St. Vincents Way, Whitley Bay NE26 1HS

**Offers Over £399,999**

Signature North East is delighted to welcome to the market this charming three-bedroom semi-detached home, located in the highly sought-after area of Whitley Bay. Ideally situated, this property is just a short stroll from the beautiful beach, with Whitley Lodge shops close by for convenience. Families will also benefit from being only a five-minute drive to Whitley Bay town centre and Whitley Bay High School, making this a fantastic location for a variety of lifestyles.

Upon entering, you are greeted by a central hallway that leads into a spacious living room, offering ample space for the desired furnishings. A large bay window fills the room with natural light, while a log burner adds a warm and welcoming focal point. To the rear, the open-plan kitchen and dining area provides an excellent hub of the home, perfectly suited for both everyday meals and entertaining. The kitchen is equipped with a range of stylish wall and base units, enhanced by sleek countertops, and enjoys direct access to the rear garden via elegant French doors. Adjoining the kitchen/diner is a bright sun room, complete with skylight and double doors to the garden, creating a wonderful indoor-outdoor connection. Completing the ground floor is a utility room, W.C, and internal access to the garage.

To the first floor, you will find three generously sized bedrooms, each easily accommodating a double bed alongside additional furnishings. The principal bedroom is enhanced by fitted wardrobes, offering excellent storage. Completing this level is the family bathroom, which comprises a bathtub with overhead shower, hand basin, and W.C.

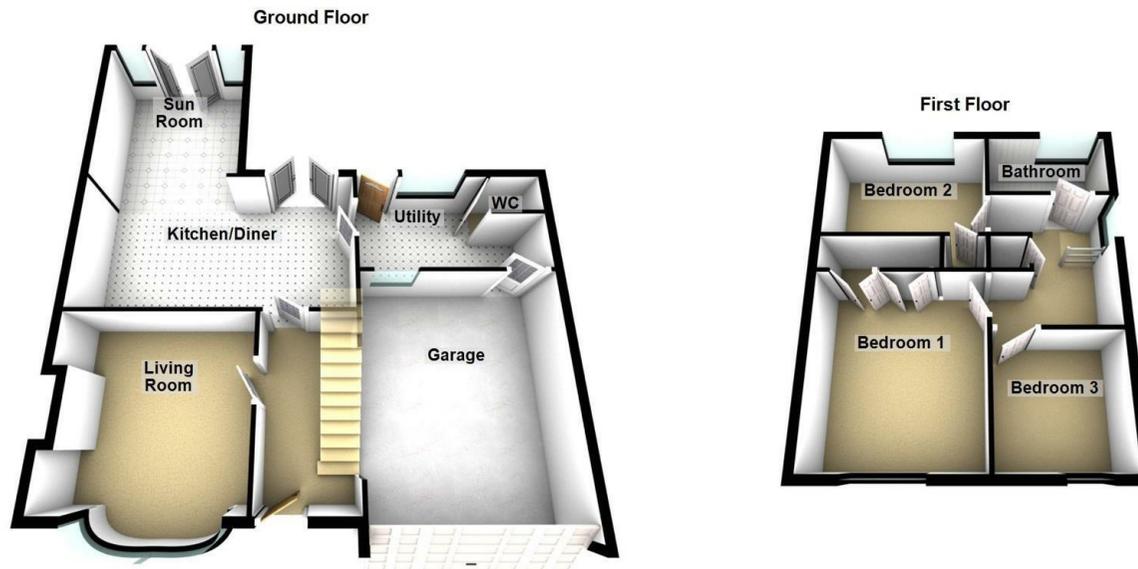
Externally, this property boasts a sizeable rear garden, laid to lawn and further enhanced by a patio area and pergola, making it an ideal space for outdoor furniture and relaxation. To the front, there is a driveway providing off-street parking for two vehicles, in addition to the garage for further storage or parking options.

The property benefits from planning permission for an extension above the garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

## Measurements:

Living Room  
12'8" x 13'3"

Kitchen / Diner  
10'4" x 20'3"

Sun Room  
12'1" x 11'5"

Utility  
7'4" x 13'10"

WC  
3'7" x 2'10"

Bedroom One  
12'6" x 11'3"

Bedroom Two  
9'2" x 11'6"

Bedroom Three  
8'3" x 8'8"

Bathroom  
5'4" x 8'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</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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