

SIGNATURE

NORTH EAST

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📍 Roxburgh Close, Whitley Bay NE25 0FG

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Offers Over £215,000

Signature North East is delighted to welcome to the market this charming three-bedroom semi-detached home, perfectly positioned in the heart of Seaton Delaval. Offering generous living spaces and a superb setting close to the stunning Northumberland coast, the property benefits from excellent local amenities. It is within easy reach of the forthcoming Northumberland train station development, providing direct access to Newcastle city centre, as well as a new school development, local shops, and a short drive to surrounding towns.

Upon entry, a central hallway greets you, complete with a convenient ground-floor W.C. The spacious living room provides ample space for your preferred furnishings and is filled with natural light from a large front window. Double doors lead to the dining room, which comfortably accommodates a family dining table and features patio doors opening onto the rear garden. The kitchen offers a wealth of attractive wall and base units alongside integrated appliances, including a hob, oven, fridge freezer, and dishwasher.

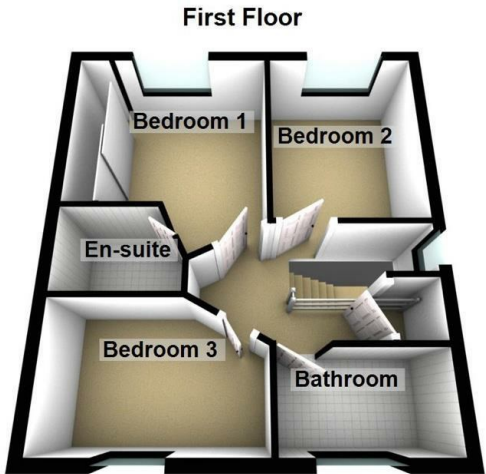
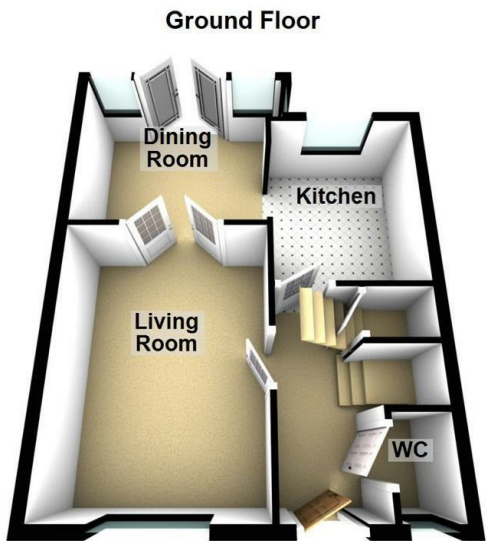
To the first floor, three generously sized bedrooms await, each capable of easily accommodating a double bed and additional furnishings. The principal bedroom boasts sliding door fitted wardrobes and a private ensuite with a shower, W.C., and hand basin. A well-appointed family bathroom completes this level, fitted with a bathtub, hand basin, and W.C.

Externally, this wonderful home features a rear garden laid to lawn with a spacious patio and a section of decking, ideal for outdoor furniture and entertaining. To the front, there is off-street parking, while to the rear a designated parking space and garage sit within a communal courtyard.



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

PROPERTY FLOORPLAN



Total area: approx. 80.6 sq. metres (867.9 sq. feet)

Measurements:

Living Room
14'7" x 10'9"

Dining Room
9'7" x 6'6"

Kitchen
10'1" x 8'1"

WC
4'9" x 2'9"

Bedroom One
9'4" x 8'9"

En Suite
4'6" x 6'6"

Bedroom Two
10'3" x 8'5"

Bedroom Three
7'2" x 10'7"

Bathroom
4'8" x 7'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		





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