

# SIGNATURE

## NORTH EAST

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📍 Park Avenue, Whitley Bay NE26 1DN

# Park Avenue, Whitley Bay NE26 1DN

**Asking Price  
£350,000**

Signature North East proudly presents this three-bedroom terraced property located within the popular coastal town of Whitley Bay. Positioned on the sought-after Park Avenue, the home enjoys a fantastic location close to the seafront and beautiful coastline at Whitley Bay Beach. The area benefits from excellent transport links including the Tyne and Wear Metro from nearby Whitley Bay Metro Station, providing easy access to Newcastle upon Tyne and surrounding areas. A range of shops, cafés and restaurants can be found within walking distance, making this a highly desirable location.

Upon entering the property you are welcomed into the hallway which leads through to the spacious living room. This bright and inviting room offers ample space for furnishings and benefits from a large bay window allowing plenty of natural light to fill the space. The room is further enhanced by beautiful original cornicing. The dining room comfortably accommodates a large dining table, ideal for entertaining, and features a beautiful original mantelpiece. The kitchen offers storage via base units and is complemented by an adjacent utility room for added convenience, which also provides access to the rear yard.

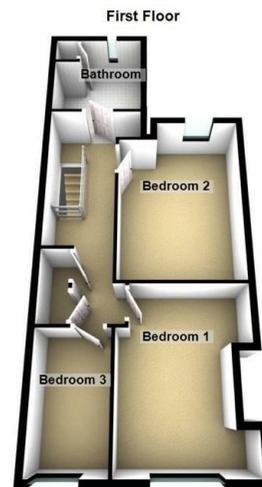
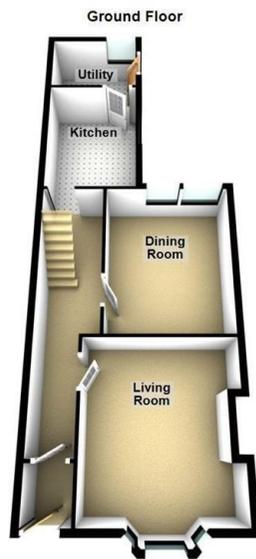
Continuing to the first floor you will discover three bedrooms. Bedrooms one and two are generous in size and can easily accommodate a double bed along with additional furnishings, and both benefit from beautiful original fireplaces. Bedroom three can accommodate a single bed and additional furnishings. On the landing you will also find a convenient storage cupboard. Completing this floor is the bathroom featuring a bathtub, shower, hand basin and W.C.

Externally, the property offers a rear yard which is perfect for outdoor furniture and enjoys ample sunshine during the summer months. The home also benefits from on-street parking with a resident permit available for the property, along with the option to obtain additional visitor permits if required.



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

# PROPERTY FLOORPLAN



Total area: approx. 125.6 sq. metres (1351.9 sq. feet)

## Measurements:

Living Room  
14'11" x 6'6"

Dining Room  
13'10" x 11'9"

Kitchen  
11'11" x 9'0"

Utility  
6'0" x 9'0"

Bedroom One  
15'6" x 11'8"

Bedroom Two  
16'2" x 11'8"

Bedroom Three  
11'7" x 6'7"

Bathroom  
8'8" x 9'0"





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