

# SIGNATURE

## NORTH EAST

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📍 Park Road, Whitley Bay NE25 0AD



# Park Road, Whitley Bay NE25 0AD

**Offers Over £245,000**

Signature North East welcomes you to this beautifully renovated three-bedroom semi-detached home in Seaton Delaval. Refurbished only a few years ago and finished to a high standard throughout, this property offers modern living in a highly desirable location. The area provides an excellent blend of convenience and community, with reputable schools, green spaces, and a range of amenities nearby. For those who enjoy coastal living, the picturesque Seaton Sluice Beach is just a short drive away, while Seaton Delaval train station ensures easy access across the region.

Step through the entrance hall into the spacious living room, which offers ample space for furnishings and is filled with natural light thanks to a generous bay window. The impressive kitchen diner features a newly installed kitchen with attractive wall and base units, sleek worktops, and French doors leading to the rear garden. The kitchen is well equipped with an integrated fridge freezer, dishwasher, and hob, while the dining area provides a perfect setting for family meals and entertaining. Completing the ground floor is a useful utility room.

To the first floor, you'll find three well-proportioned bedrooms, two of which are comfortable doubles. A newly fitted family bathroom serves this level, featuring a bathtub, overhead shower, wash basin, and WC.

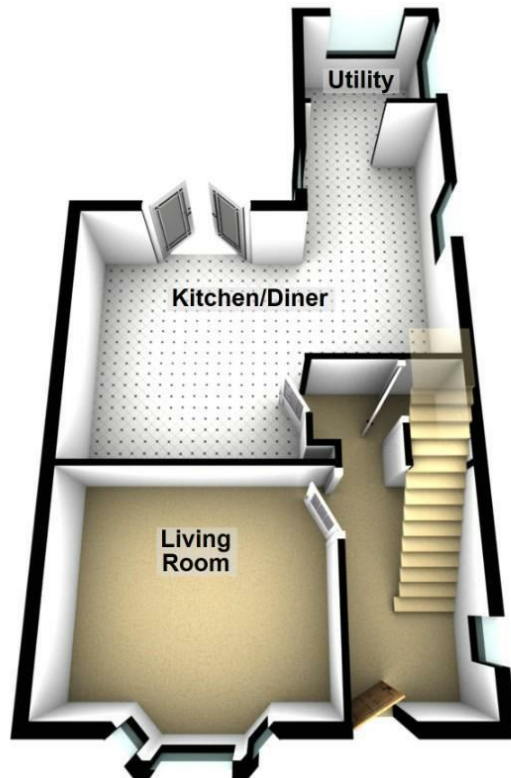
Externally, the property boasts a well-sized rear garden laid to lawn with a patio, ideal for outdoor seating and relaxation. Off-street parking is provided by a spacious driveway, offering everyday convenience.



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

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 94.7 sq. metres (1019.2 sq. feet)

## Measurements:

Living Room  
10'6" x 12'9"

Kitchen / Diner  
13'1" x 19'0"

Utility  
5'10" x 7'3"


Bedroom One  
12'2" x 11'4"

Bedroom Two  
12'2" x 11'5"

Bedroom Three  
7'4" x 7'3"

Bathroom  
7'5" x 7'1"

## Energy Efficiency Rating

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