

SIGNATURE

NORTH EAST

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📍 Waring Avenue, Whitley Bay NE26 4JE

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Asking Price
£330,000

Signature North East is delighted to welcome to the market this three-bedroom semi-detached property, ideally located in the popular coastal village of Seaton Sluice. The property enjoys a desirable position with beautiful beaches, scenic coastal walks and the picturesque harbour all close by. A good selection of local amenities, including shops, cafés, restaurants and everyday essentials, can be found within the village, whilst excellent bus links provide convenient access towards Whitley Bay, Blyth and Newcastle.

Entering through the central hallway, you are welcomed into the living room, offering ample space for a range of desired furnishings. A large bay window floods the room with natural light, whilst a feature fireplace sits at the centre. The living room opens into an office, which leads through to a private study area. The dining room provides plenty of space for a large dining table and opens into the well-appointed kitchen, which boasts attractive wall and base units complemented by ample worktop space and integrated appliances, including an oven, hob and dishwasher. The kitchen and dining room lead through to the utility room, which also houses a modern shower room with WC, hand basin and walk-in shower. The utility room provides access to the rear garden and internal access to the garage.

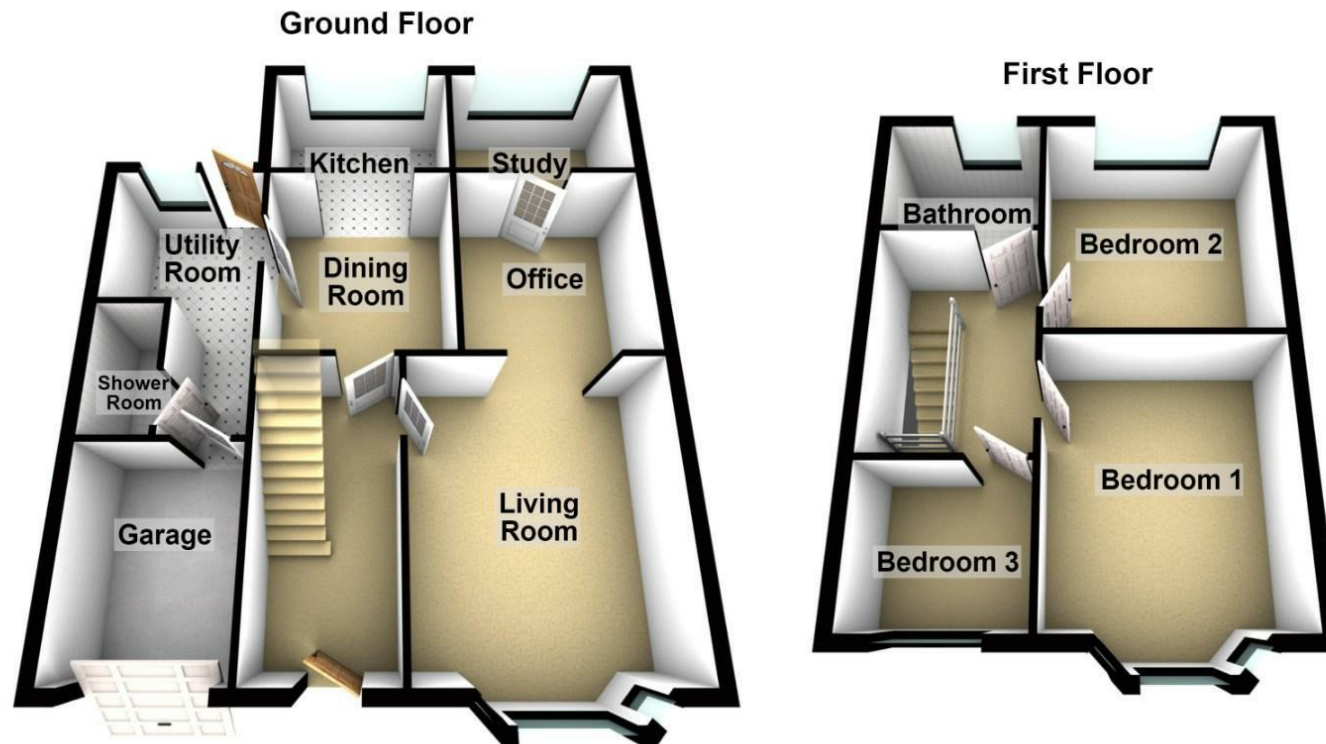
Continuing to the first floor, you will discover three bedrooms. Bedrooms one and two can comfortably accommodate a double bed alongside additional furnishings, whilst bedroom three is well suited to a single bed with additional furnishings. Completing this floor is the family bathroom, fitted with a bathtub with overhead shower, hand basin and WC.

Externally, the property offers a charming rear garden, laid mainly to lawn with a raised decking area, providing an ideal space for outdoor furniture and entertaining. The property also benefits from a garage and a front driveway, providing off-road parking.



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

PROPERTY FLOORPLAN



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

Measurements:

Living Room
13'5" x 11'5"

Kitchen
5'10" x 8'10"

Dining Room
9'6" x 8'10"

Study
5'10" x 8'10"

Office
9'6" x 8'10"

Utility Room
13'5" x 7'2"

Shower Room
6'2" x 6'6"

Bedroom One
12'1" x 10'5"

Bedroom Two
10'9" x 10'5"

Bedroom Three
6'6" x 6'10"

Bathroom
5'6" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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