

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Ambridge Way, Whitley Bay NE25 0PY

Ambridge Way, Whitley Bay NE25 0PY

Offers Over £325,000

Welcome to Ambridge Way, Seaton Delaval, where modern elegance meets convenience. Signature North East proudly presents this stunning detached home, offering a blend of contemporary living and serene comfort. Nestled in a quiet residential area, this property boasts four bedrooms, perfect for growing families or those in need of ample space. Sandwiched between Cramlington, Seaton Delaval village, and New Hartley, residents enjoy access to the new rail line, as well as the A19 and other road links to the city and coast, making commuting a breeze. This wonderful home is also situated within walking distance of the new school and making this property ideal for families.

Experience modern, light-filled interiors and tasteful presentation throughout, beginning in the light and spacious hallway. This leads on to the comfortable living room which features a large bay window, allowing light to pour inside. The fully fitted kitchen, complete with integrated appliances, is a culinary enthusiast's dream, promising both style and functionality. Conjoined is the dining area that faces out to the large back garden via French doors.

Upstairs you are greeted by an open landing space. The master bedroom reigns supreme with its generous proportions and the added convenience of an en-suite, complete with a refreshing shower. Each of the three additional bedrooms offers ample space, ensuring comfort for every member of the household. The family bathroom is equally impressive, boasting generous dimensions.

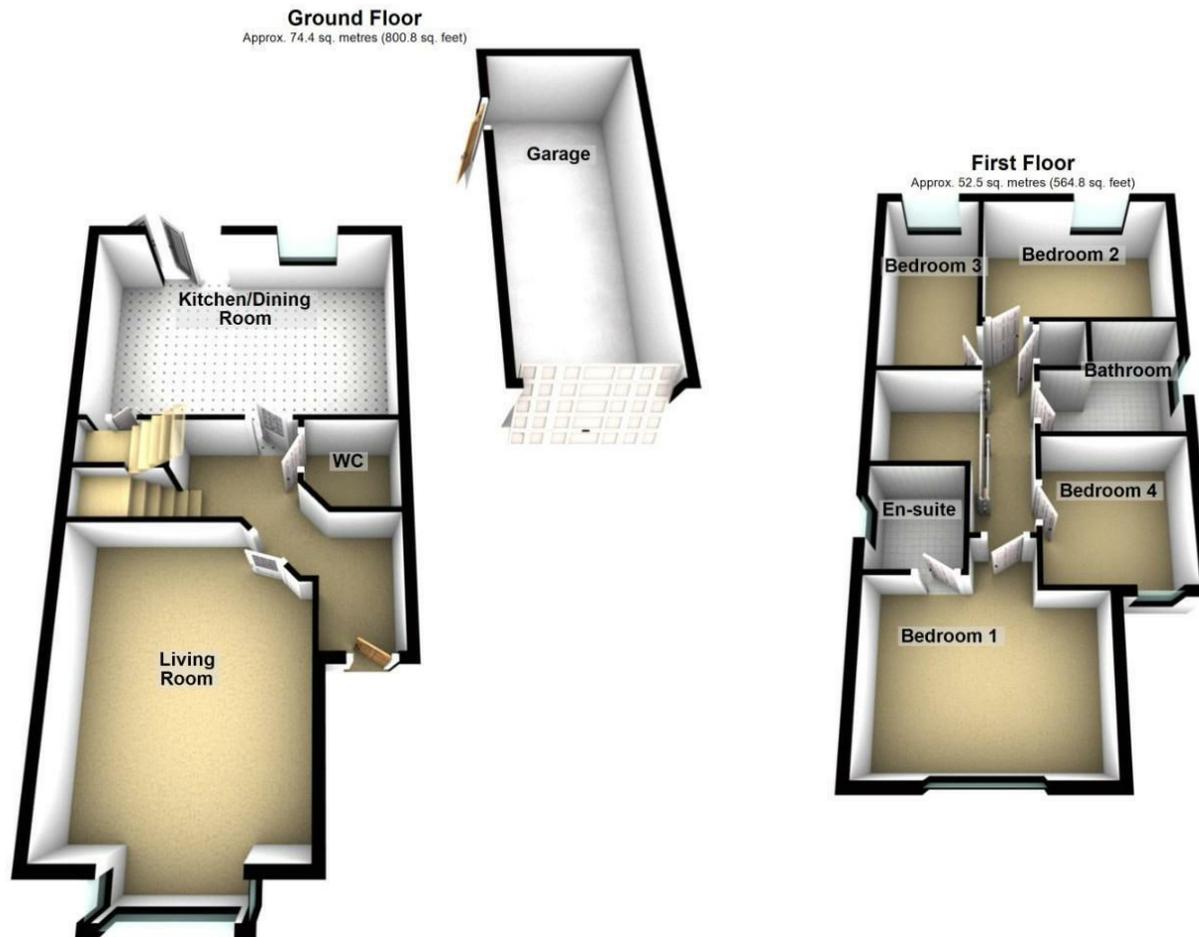
Step outside to discover landscaped front and back gardens, with the south-facing back garden meticulously kept, featuring a sunken patio ideal for alfresco dining or basking in the sun. A separate garage offers space for storage and a vehicle, complete with an outdoor socket, while the driveway accommodates two additional vehicles.

Don't miss the opportunity to make this your new home sweet home. Contact Signature North East today to arrange a viewing and embark on your journey to luxurious living.



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

PROPERTY FLOORPLAN



Total area: approx. 126.9 sq. metres (1365.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
16'1" x 13'0"
- Kitchen / Dining Room
17'9" x 11'10"
- WC
5'2" x 4'11"
- Bedroom One
13'0" x 12'0"
- En Suite
5'9" x 5'3"
- Bedroom Two
11'7" x 8'7"
- Bathroom Three
11'8" x 5'10"
- Bedroom Four
8'5" x 8'2"
- Bathroom
8'2" x 7'1"
- Garage
23'9" x 9'9"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(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 





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News