

# SIGNATURE

## NORTH EAST

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📍 Albany Gardens, Whitley Bay NE26 2DY



# Albany Gardens, Whitley Bay NE26 2DY

**Asking Price**  
**£395,000**

Signature North East welcomes you to this charming four-bedroom terraced home, built in 1903 and ideally located on a pedestrianised street in the heart of Whitley Bay. The property retains a wealth of original features, including period fireplaces, decorative coving, ceiling roses, original floors and doors, all adding to its timeless character. A fantastic range of convenient amenities are close by, with shops, popular eateries and excellent schools within easy reach. Whitley Bay Metro Station is nearby, offering excellent transport links, while the beautiful Whitley Bay Promenade and seafront are just a short distance away.

Step through the entrance hallway into the spacious living room, where a large bay window fills the space with natural light and a feature fireplace creates a warm focal point. The dining room provides additional space for entertaining and flows seamlessly into the conservatory, which enjoys French doors opening out to the rear garden. The kitchen offers attractive wall and base units with complementary worktops, providing a practical and welcoming space for everyday use. A convenient WC and utility room complete the ground floor and offer access to the rear yard.

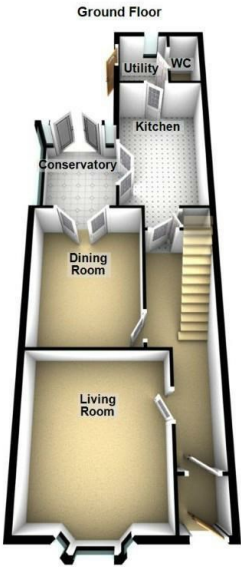
Continuing to the first floor, you will find four well-proportioned bedrooms, two of which are generous doubles. Completing the home is the family bathroom, fitted with a bathtub, shower, wash basin and WC.

Externally, the property benefits from a rear yard with roller shutters, offering the option of off-street parking. Free permit parking is also available for residents close by, adding further convenience to this desirable coastal home.



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

# PROPERTY FLOORPLAN



Total area: approx. 144.2 sq. metres (1552.0 sq. feet)

## Measurements:

Living Room  
15'0" x 13'1"

Kitchen  
18'0" x 9'1"

Dining Room  
14'3" x 10'10"

Conservatory  
9'10" x 7'1"

WC  
2'11" x 6'6"

Utility  
6'6" x 5'6"


Bedroom One  
14'4" x 11'9"

Bedroom Two  
14'3" x 10'9"

Bedroom Three  
11'11" x 5'7"

Bedroom Four  
10'3" x 6'11"

Bathroom  
9'6" x 8'11"

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









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