

# SIGNATURE

## NORTH EAST

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📍 Wentworth Gardens, Whitley Bay NE25 9QA



# Wentworth Gardens, Whitley Bay NE25 9QA

**Asking Price**  
**£289,950**

Signature North East welcomes you to this charming two-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac within the ever-popular Whitley Bay. Set in a fantastic location with a range of shops, schools, and eateries close by, the property also enjoys easy access to green spaces and is just a short distance from the beautiful Whitley Bay beach. Excellent transport links are within walking distance, with West Monkseaton Metro Station nearby, and the home is offered with no onward chain, making it an excellent opportunity for a range of buyers.

Upon entering the property, you're welcomed into a bright hallway leading into a spacious and inviting living room. With ample space for furnishings and a large bay window flooding the room with natural light, it's the perfect setting for relaxing or entertaining. The kitchen is equally impressive, combining style with practicality. It boasts a generous range of attractive wall and base units, sleek countertops, and integrated appliances including a fridge freezer, oven, hob, extractor fan, and dishwasher.

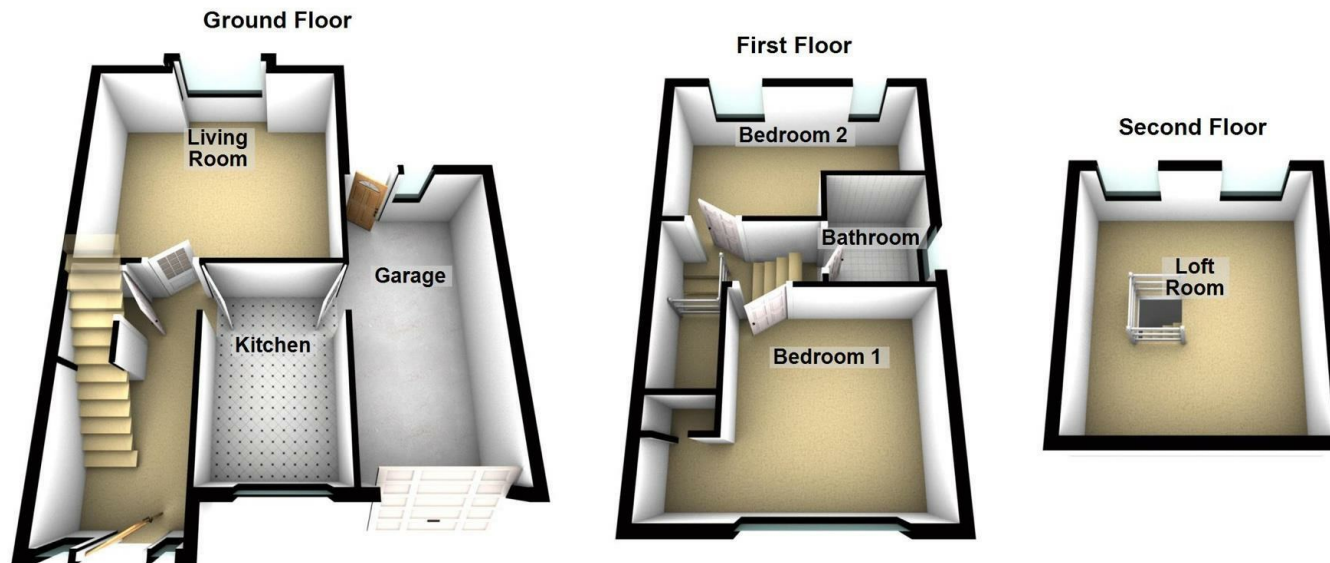
To the first floor, the home offers two spacious double bedrooms, both finished to a high standard and providing comfortable, versatile accommodation. The modern family bathroom completes this level and features a bathtub, overhead shower, wash basin and WC. Adding further appeal, the second-floor loft space is fully boarded and accessed via a hatch, with two Velux windows bringing in natural light. This versatile area offers excellent potential for use as a storage solution, home office, or hobby room.

Externally, the property boasts a generous and sunny rear garden laid to lawn with a patio area, perfect for outdoor dining or family enjoyment. To the front, off-street parking is available via a private driveway, adding to the overall convenience of this well-located home.



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

# PROPERTY FLOORPLAN



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)

## Measurements:

Living Room  
12'9" x 14'11"

Kitchen  
11'4" x 7'5"

Garage  
17'0" x 8'0"

Bathroom  
6'8" x 5'7"

Bedroom One  
11'3" x 14'8"

Bedroom Two  
14'11" x 8'10"

Loft Room  
13'0" x 12'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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