

# SIGNATURE

## NORTH EAST

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📍 Newburgh Avenue, Whitley Bay NE25 0JP



# Newburgh Avenue, Whitley Bay NE25 0JP

**Offers Over £179,950**

Signature North East welcomes you to this charming three-bedroom terraced home, located in the popular area of Seaton Delaval, Whitley Bay. Nestled in a peaceful setting with green spaces close by, this property offers the perfect balance of tranquillity and convenience. Local amenities are within walking distance, while the golden sands of Whitley Bay beach are just a short drive away, perfect for those seeking both everyday ease and coastal living.

Stepping inside, the ground floor is entirely open plan, creating a bright and spacious environment. The living area is thoughtfully designed with an entertainment wall and ample room for your preferred furnishings, making it a welcoming space to relax or entertain. Flowing seamlessly through to the recently fitted kitchen, you'll find an array of attractive wall and base units complemented by sleek countertops. French doors allow natural light to fill the space and provide direct access to the rear garden, while integrated appliances are also included for added convenience.

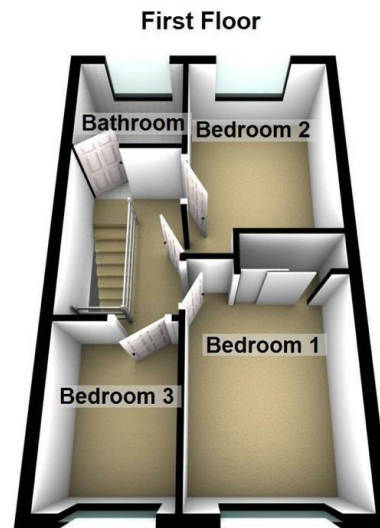
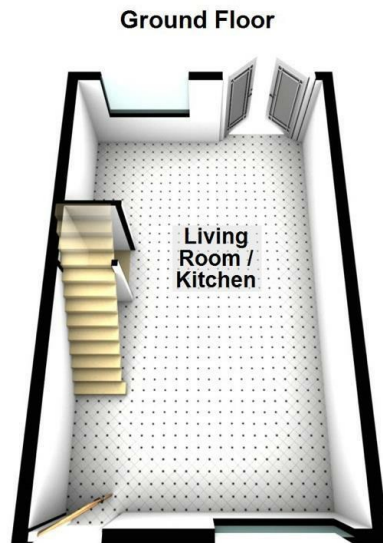
The first floor continues to impress with three bedrooms, two of which are generous doubles offering comfortable and versatile accommodation. Completing this level is the stylishly refurbished family bathroom, featuring a bathtub with overhead shower, wash basin, and WC.

Externally, this home offers a low-maintenance rear garden laid entirely to patio, providing the perfect spot for outdoor furniture and al fresco dining. Parking is available via a garage and driveway, adding both convenience and secure storage. With its modern interiors, excellent location, and well-proportioned living spaces, this property is a fantastic opportunity for families and professionals alike.



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

# PROPERTY FLOORPLAN



Total area: approx. 68.0 sq. metres (732.5 sq. feet)

## Measurements:

Living Room / Kitchen  
24'8" x 14'9"

Bathroom  
5'8" x 6'2"

Bedroom One  
11'0" x 8'5"

Bedroom Two  
11'0" x 8'3"

Bedroom Three  
8'6" x 6'2"

## 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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