

# SIGNATURE

## NORTH EAST

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📍 Laurel Terrace, Whitley Bay NE25 0ND

# Laurel Terrace, Whitley Bay NE25 0ND

**£130,000**

Signature North East welcomes you to this well-presented two-bedroom first-floor apartment, ideally located in the sought-after area of Holywell, Whitley Bay. This convenient location offers a range of local amenities including shops, eateries, and nearby schools, making it perfect for a variety of buyers. The area is surrounded by pleasant green spaces and is just a short distance from both Seaton Sluice Beach and Whitley Bay Beach, offering the best of coastal living.

The entrance hall leads into a spacious living room that provides ample room for furnishings and features two large windows that flood the space with natural light. Recently renovated by the current owner, the living room boasts a stunning media wall with spotlights in the alcoves, adding a stylish and contemporary touch. The room also offers space for a dining table, perfect for entertaining family and friends. From here, step into the modern kitchen, installed in 2023, which showcases attractive wall and base units complemented by sleek countertops. Integrated appliances include an oven and gas hob, and the kitchen conveniently leads through to a practical utility room.

Continuing through the apartment, you'll find two well-proportioned bedrooms. The principal bedroom is a generous double featuring alcoves and a large window, creating a bright and welcoming atmosphere. The second bedroom offers flexibility for use as a guest room, home office, or dressing room. Completing the apartment is a well-maintained bathroom, fitted with a bathtub, overhead shower, wash basin, and WC.

Externally, the property benefits from a private yard, ideal for outdoor furniture and enjoying warmer days. On-street parking is available, adding to the convenience of this charming home. With its stylish presentation, excellent location, and easy access to the coast, this apartment is perfect for those seeking modern living and everyday practicality.



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

# PROPERTY FLOORPLAN



Total area: approx. 71.7 sq. metres (771.7 sq. feet)

## Measurements:

Living Room  
16'6" x 7'7"

Bedroom One  
14'6" x 12'5"


Bedroom Two  
10'11" x 7'2"

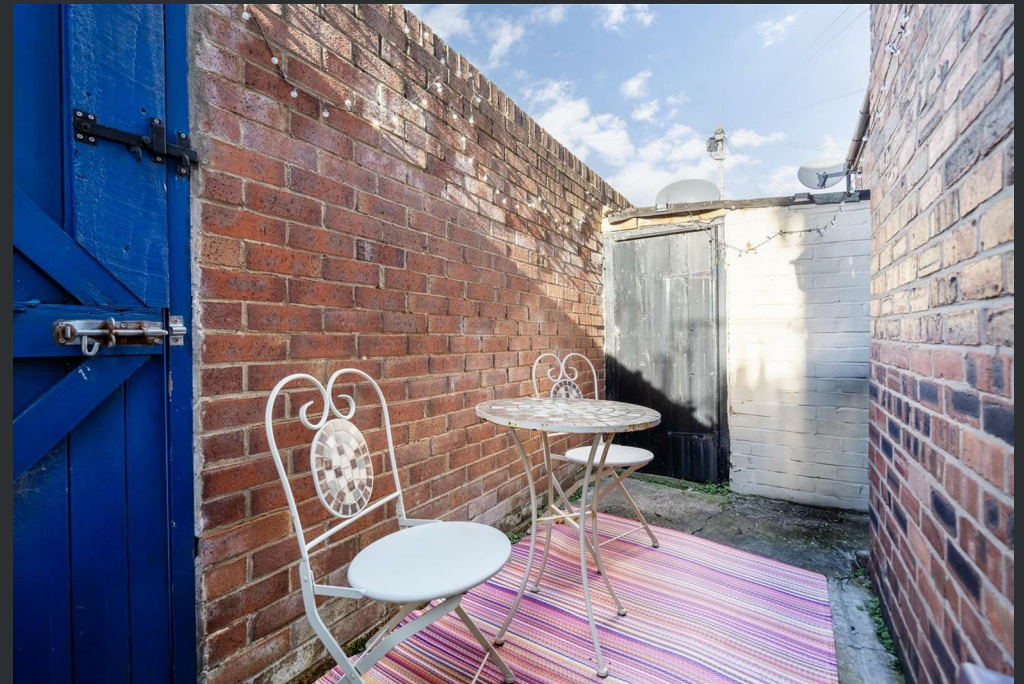
Kitchen  
12'10" x 8'4"

Utility  
5'4" x 2'8"

Bathroom  
5'10" x 6'4"

## 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>	70	75
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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