

# SIGNATURE

## NORTH EAST

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





📍 Avon Court, Whitley Bay NE25 0RE

# Avon Court, Whitley Bay NE25 0RE

**Asking Price**  
**£175,000**

Signature North East proudly presents this well-presented three-bedroom mid-terraced property to the market, ideally located in New Hartley, just outside of Seaton Delaval. Set within a great location, the property enjoys close proximity to a wide range of local amenities, including shops, well-regarded schools and eateries, making it well suited to a variety of buyers. Seaton Sluice beach is just a short distance away, perfect for coastal walks and weekend leisure.

Upon entering the home, you are first welcomed into the large living room, offering ample space for the desired furnishings. A large window allows plenty of natural light to flow through, creating a bright and inviting atmosphere, further enhanced by a modern built-in fireplace set within the media unit. The kitchen offers a plethora of space via attractive wall and base units, complemented by sleek countertops. There is room to accommodate a small dining table, and elegant French doors provide direct access to the rear garden.

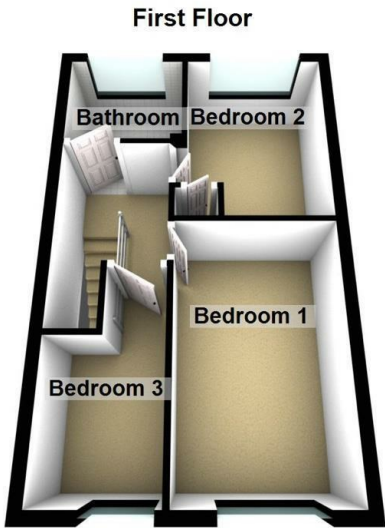
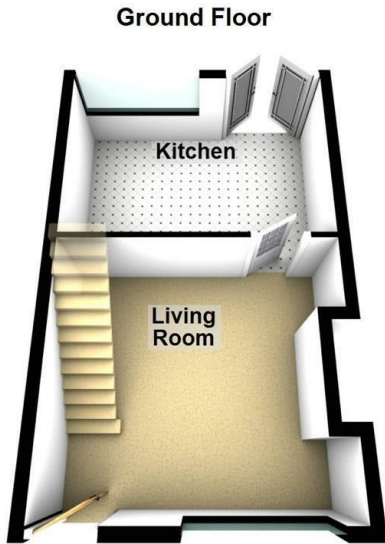
Continuing your journey to the first floor, you will discover three bedrooms. Bedrooms one and two can easily accommodate a double bed along with additional furnishings, while bedroom three is well suited to a single bed with further storage options. Completing this floor is the bathroom, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, this home offers a garden with artificial lawn and decking area, perfect for outdoor furniture and entertaining. To the bottom of the garden there is an office (half converted garage) alongside the remaining section of the garage for storage. Off-street parking is also available to the rear of the property.



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

# PROPERTY FLOORPLAN



Total area: approx. 69.6 sq. metres (749.3 sq. feet)

## Measurements:

Kitchen  
10'4" x 14'9"

Living Room  
13'8" x 6'6"

Bedroom One  
14'0" x 8'5"

Bedroom Two  
10'5" x 5'10"

Bedroom Three  
11'2" x 5'11"

Bathroom  
5'5" x 6'7"

Office  
8'5" x 8'7"

Garage  
5'6" x 8'7"

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (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](https://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](https://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