SIGNATURE

NORTH EAST

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North East England
2018 & 2019

Hazeldene, Whitley Bay NE25 9AL

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Offers Over £325,000

Part of the Rare & Desirable Collection - Viewings & Surveys to be arranged through Estate Agents and all offers must be registered & placed on the platform only.

Signature North East are delighted to welcome to the market this three-bedroom semi-detached property, ideally positioned on Hazeldene in Whitley Bay. Situated within a highly sought-after residential area, the property enjoys a peaceful setting while remaining conveniently placed for everyday amenities. Monkseaton Village, Whitley Bay town centre and the beautiful coastline are all within easy reach, alongside excellent transport links, local schools, independent shops, cafés and restaurants.

Stepping into the central hallway, you are welcomed into the living room, which offers ample room for a range of desired furnishings and benefits from a bright bay window. Adjacent to the living room is the generous dining room, comfortably accommodating a large dining table and providing an ideal space for entertaining. To the rear, the kitchen features a range of fitted wall and base units, with access to the useful side storage area, which stretches the full length of the property and can be accessed from both the front and rear gardens.

Continuing to the first floor, you will discover three bedrooms. Bedrooms one and two can both comfortably accommodate a double bed alongside additional furnishings, while bedroom three is suitable for a single bed and further furnishings and is currently utilised as a home office. Completing the first floor is the bathroom, featuring a shower and hand basin, together with a separate W.C.

Externally, the property benefits from a generous rear garden, while to the front there is a driveway offering off-street parking.

This property is sold subject to payment of a non-refundable Reservation Fee of 2.5% of the purchase price including VAT, subject to a minimum of £5,000.00 including VAT.

The successful purchaser will be required to pay this fee to secure the sale. The Reservation Fee is in addition to the purchase price, so please take this into account when bidding.

Before placing a bid, buyers must check the sale timescale shown on the property listing, as this determines whether the sale is conditional or unconditional and what payments will be required.

Timescale Information: A 56-day or 100-day sale is a conditional sale (Modern Method of Sale).

The Reservation Fee applies and all reasonable endeavours must be made to exchange contracts immediately following the Buyer's Solicitor receiving the Draft Contract. By placing a bid, buyers confirm that they have checked the advertised sale timescale and understand which fees and payments apply to that property.

A Legal Pack will be provided. The successful bidder will pay £349.00 including VAT for this pack if provided. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

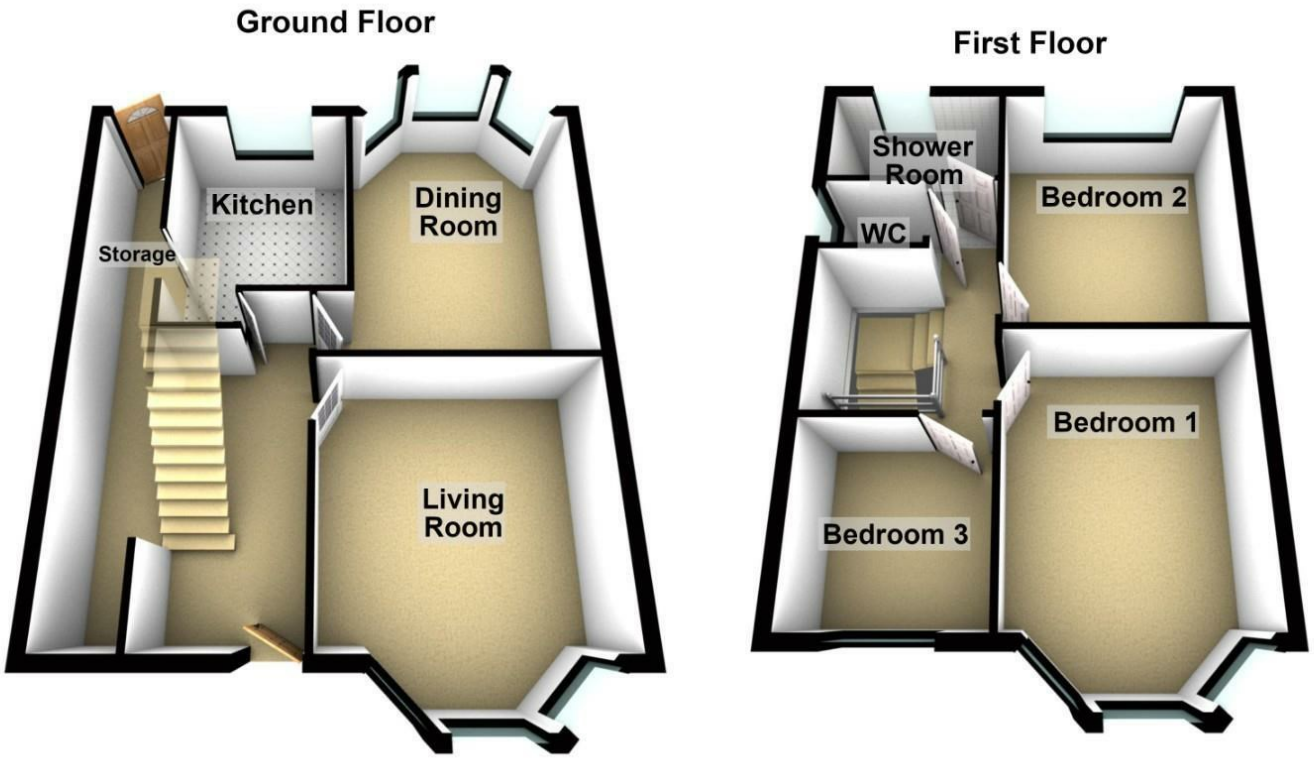
Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional.

Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

A 28-day sale is an unconditional auction. Contracts exchange immediately on the fall of the hammer, and the buyer will be required to pay: a non-refundable 10% deposit (paid to the Seller's solicitor as stakeholder), and the non-refundable Reservation Fee payable to Rare & Desirable.

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

PROPERTY FLOORPLAN



Total area: approx. 95.4 sq. metres (1026.4 sq. feet)

Measurements:

Living Room
11'9" x 12'1"

Dining Room
12'5" x 12'1"

Kitchen
9'2" x 8'2"

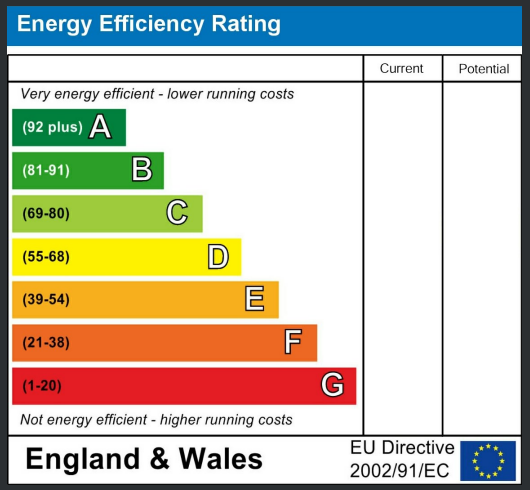
Bedroom One
12'1" x 10'5"

Bedroom Two
12'1" x 9'10"

Bedroom Three
8'2" x 7'10"

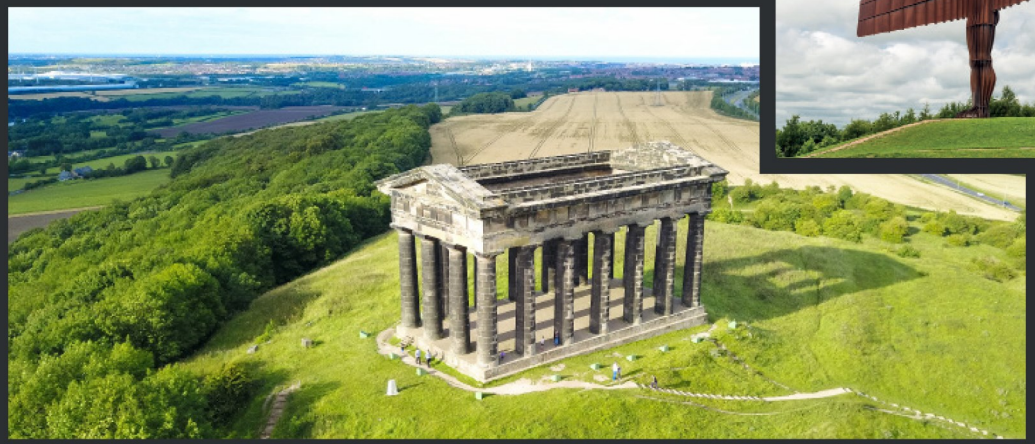
Shower Room
4'7" x 7'10"

W.C
3'3" x 4'7"



★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

AWARDED Best Estate Agency North East England 2018 & 2019



SALES | **LETTINGS** | **FINANCE** | **LAW**

WE COVER THE WHOLE OF THE NORTH EAST

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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

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