

# SIGNATURE

## NORTH EAST

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📍 Chollerford Avenue, Whitley Bay NE25 8QE



# Chollerford Avenue, Whitley Bay NE25 8QE

**Offers Over £400,000**

Signature North East are delighted to welcome to the market this well-presented three-bedroom, semi-detached property, ideally located in a prime position in Whitley Bay. This sought-after area is known for its strong community feel, excellent local amenities, and access to the stunning coastline. With a selection of highly regarded schools, shops, cafes, and transport links all within easy reach, this home is perfectly suited to families and professionals alike.

Upon entering the property, you are welcomed into a spacious living room filled with natural light, thanks to a large bay window. The room offers ample space for your chosen furnishings and flows seamlessly into the dining area, creating a fantastic open-plan living space. Both rooms feature attractive exposed brick fireplaces, adding warmth and character. Adjacent to the dining area is a bright conservatory that overlooks the rear garden and offers sliding doors for direct access. The kitchen/diner is generous in size, with plenty of wall and base units and expansive countertop space, making it perfect for cooking and entertaining. The home also benefits from a kitchen extension, a front porch, and internal access to a single garage via the kitchen.

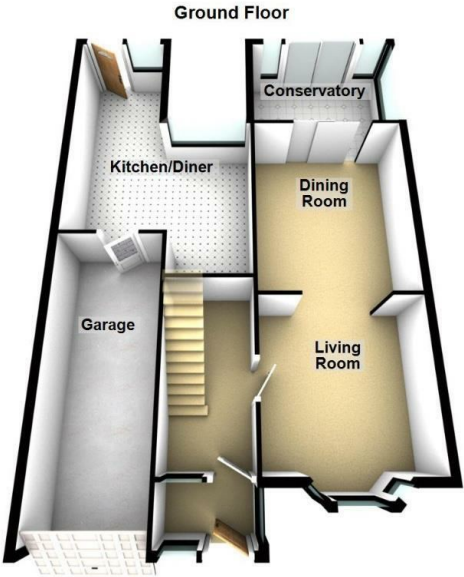
The first floor hosts three well-proportioned bedrooms, each capable of accommodating a double bed along with additional furnishings, offering flexible space for families or those needing a home office or guest room. Completing this level is the family bathroom, featuring a bath, hand basin and W.C., designed to meet the needs of modern living.

Externally, the property enjoys a rear garden laid to lawn with a sizeable patio area, ideal for outdoor dining or relaxing in the warmer months. To the front, there is a private driveway with space for two vehicles, in addition to available on-street parking.



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

# PROPERTY FLOORPLAN



Total area: approx. 133.3 sq. metres (1435.2 sq. feet)

## Measurements:

Living Room  
12'2" x 11'11"

Dining Room  
14'7" x 11'11"

Kitchen/Diner  
14'7" x 18'10"


Conservatory  
8'1" x 11'11"

Bedroom One  
12'4" x 10'0"

Bedroom Two  
12'4" x 8'8"

Bedroom Three  
9'0" x 7'2"

Bathroom  
8'4" x 7'1"

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 









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