

SIGNATURE

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 Holystone Avenue, Whitley Bay NE25 8PU

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**Asking Price
£435,000**

Signature North East are delighted to welcome to the market this wonderful three-bedroom semi-detached home, ideally positioned in Whitley Bay. Set within a brilliant location close to the stunning coastline, residents benefit from generous room sizes and excellent access to the long sandy beach, scenic promenade and vibrant town centre, offering shops, cafés, independent boutiques and essential amenities. Well-regarded schools, strong public transport links— including the Metro— and a warm community feel make this a highly desirable area for families, with plenty of leisure and cultural venues to explore.

Upon entering, you are greeted by a large central hallway leading first to the impressive living room, which provides ample space for the desired furnishings. A large bow window floods the room with natural light, complemented by charming ceiling detailing and an original fireplace. The open-plan kitchen and dining area easily accommodates a large dining table, while the kitchen itself features extensive wall and base units, sleek countertops and a breakfast bar for three stools. Elegant French doors offer direct access to the rear garden. Adjacent to the kitchen/diner are two useful utility spaces, along with access to the garage and a rear door.

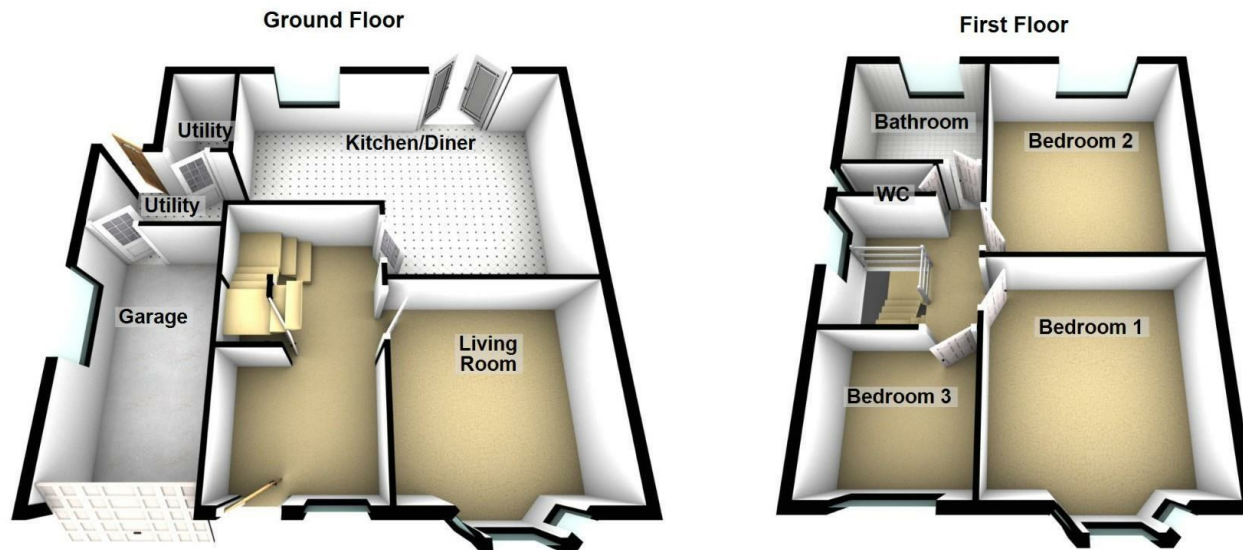
Ascending to the first floor, you will find three well-proportioned bedrooms, each capable of easily accommodating a double bed and accompanying furnishings. Completing this level is the family bathroom, equipped with a bathtub, corner shower and hand basin, as well as a separate W.C.

Externally, this lovely home boasts a rear garden mainly laid to lawn, complemented by a generous patio area ideal for outdoor furniture and entertaining. To the front, you will find a driveway providing parking for one car, alongside a neat front garden that enhances the property's kerb appeal.



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

PROPERTY FLOORPLAN



Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

Measurements:

Living Room
11'10" x 12'1"

Kitchen / Diner
14'8" x 21'4"

Utility
3'8" x 8'1"

Utility
5'5" x 4'1"

Bedroom One
12'9" x 12'7"

Bedroom Two
13'10" x 12'6"

Bedroom Three
7'11" x 8'9"

Bathroom
7'6" x 8'7"

WC
2'5" x 5'7"





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