

SIGNATURE

NORTH EAST

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Western Way, Whitley Bay NE26 1JD

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Asking Price
£425,000

Signature North East welcomes you to this charming three-bedroom semi-detached home, ideally situated in the popular area of Whitley Bay. This fantastic location offers a wealth of local amenities including shops, bars, and eateries, all within easy reach. Whitley Bay Beach is just a short stroll away, perfect for leisurely coastal walks.

Step inside through the welcoming porch and hallway and into the spacious living room, which provides ample room for a variety of furnishings. This bright and airy space, featuring a large bay window, is perfect for entertaining friends or relaxing with family. The kitchen/diner offers generous space for both cooking and dining, with stylish wall and base units finished with sleek countertops. This area flows seamlessly into a spacious, light-filled conservatory with direct access to the rear garden. The ground floor is completed by a convenient utility room and a shower room, with internal access to the garage via the utility space.

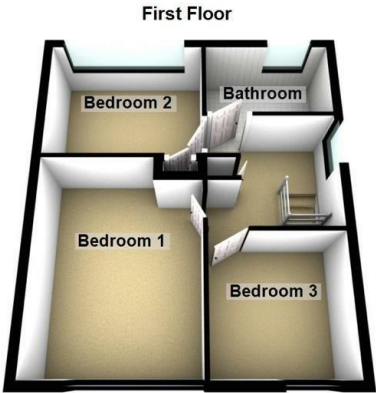
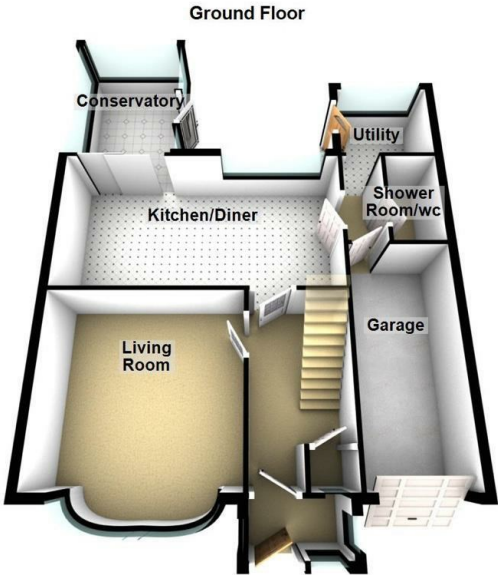
Upstairs, the first floor offers three generously sized double bedrooms, ideal for family living or guests. The family bathroom is well-appointed and includes a bathtub, overhead shower, wash basin, and WC, providing both convenience and comfort.

Externally, the property benefits from a large, south-facing rear garden featuring a well-maintained lawn and a patio area, perfect for outdoor furniture and entertaining during warmer months. Off-street parking is available via the garage and driveway, providing ample space for vehicles. This wonderful home combines a sought-after location with versatile living space and outdoor appeal.



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

PROPERTY FLOORPLAN



Total area: approx. 120.3 sq. metres (1295.4 sq. feet)

Measurements:

- Living Room
12'8" x 13'3"
- Kitchen/Diner
10'4" x 20'2"
- Utility
6'11" x 5'10"
- WC/Shower Room
3'8" x 7'3"
- Garage
17'0" x 8'0"
- Conservatory
10'4" x 7'8"
- Bathroom
7'1" x 5'5"
- Bedroom One
11'0" x 14'4"
- Bedroom Two
9'2" x 11'3"
- Bedroom Three
9'1" x 8'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





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