

# SIGNATURE

## NORTH EAST

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📍 Astley Road, Whitley Bay NE25 0DQ

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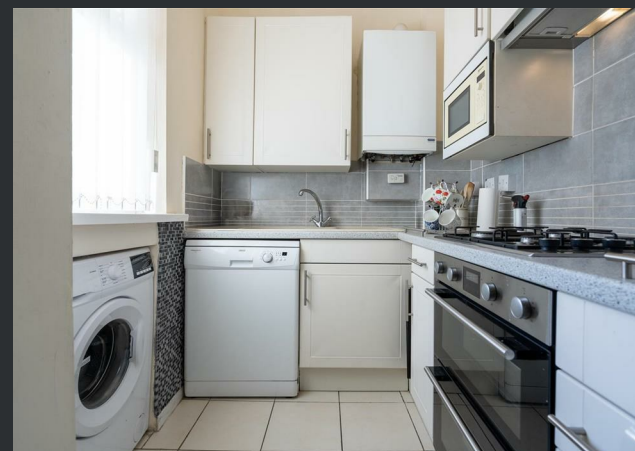
**Offers Over £180,000**

Signature North East welcomes you to this charming three-bedroom terraced home, ideally located in the heart of Seaton Delaval. This sought-after location offers a wonderful balance of convenience and community, with excellent local schools, green spaces, and a variety of amenities just a stones throw away. For those who enjoy the coast, the picturesque Seaton Sluice Beach is only a short drive away, while Seaton Delaval train station provides convenient transport links for easy access across the region.

Upon entering, you are greeted by an inviting entrance hallway that leads into the spacious living room, offering ample space for furnishings and featuring a large window that fills the room with natural light. From here, double doors open into the generous dining room, the perfect space for family meals or entertaining guests, with French doors providing access to the rear yard. The kitchen is well-presented, fitted with a range of attractive wall and base units complemented by sleek countertops, creating a functional and stylish space for everyday living.

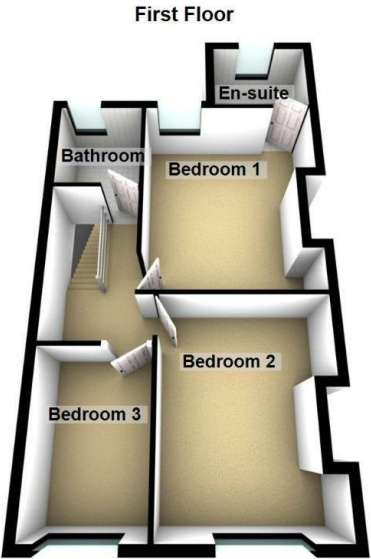
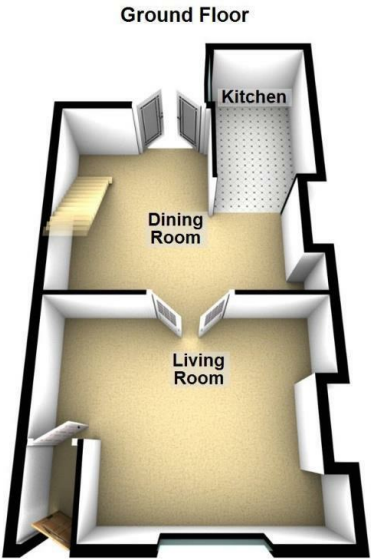
To the first floor, this lovely home offers three bedrooms, two of which are well-proportioned doubles, providing plenty of flexibility for family living or a home office setup. The principal bedroom benefits from the added convenience of an en-suite, while the family bathroom completes the upper floor, featuring a bathtub with overhead shower, wash basin, and WC, all designed with comfort and practicality in mind.

Externally, this property features a private yard, perfect for outdoor seating or dining, offering a relaxing space to enjoy the warmer months. Parking is available via a large private garage with electric door as well as additional off-street options, adding to the overall convenience of this delightful home. This property presents an excellent opportunity for a range of buyers seeking a well-located home in a popular and well-connected area.



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

# PROPERTY FLOORPLAN



Total area: approx. 102.2 sq. metres (1100.6 sq. feet)

## Measurements:

Living Room  
18'4" x 14'2"

Dining Room  
14'3" x 18'4"

Kitchen  
6'11" x 11'3"

Bathroom  
6'4" x 6'0"

Bedroom One  
14'3" x 6'6"

En Suite  
5'8" x 5'4"

Bedroom Two  
14'2" x 6'6"

Bedroom Three  
10'8" x 7'1"

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (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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