

# SIGNATURE

## NORTH EAST

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 Pinetree Gardens, Whitley Bay NE25 8XU

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## Offers Over £315,000

The property is now SOLD and secured by RARE & DESIRABLE, The Bidding Platform.

Signature North East proudly presents this beautifully presented three-bedroom semi-detached home, located on Pinetree Gardens in the highly sought-after area of Monkseaton, Whitley Bay. Ideally positioned close to award-winning beaches, excellent schools at all levels, and a wide range of local amenities, this property offers an exceptional lifestyle location.

Upon entering, you are welcomed into a spacious living room featuring a modern fireplace and a large bow window that floods the room with natural light. The property then opens into a stylish open-plan kitchen and dining area, fitted with shaker-style units, wooden worktops, and integrated appliances including an oven, hob, and microwave. A central island provides additional storage and seating for four, while a utility room and convenient ground-floor W.C. are located just off the kitchen. The space flows seamlessly into the conservatory and serves as an additional reception area, bathed in natural light from its contemporary glazed roof.

To the first floor, there are three generously sized bedrooms, all capable of accommodating double beds, with the main bedroom benefiting from fitted wardrobes. The floor is completed by a modern bathroom with bath, walk-in shower, W.C., and hand basin.

Externally, the property has been thoughtfully landscaped to create an excellent entertaining space, featuring a decked area with a cosy gazebo and a spacious patio complete with a built-in BBQ. To the front, a driveway provides off-street parking.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 4.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

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

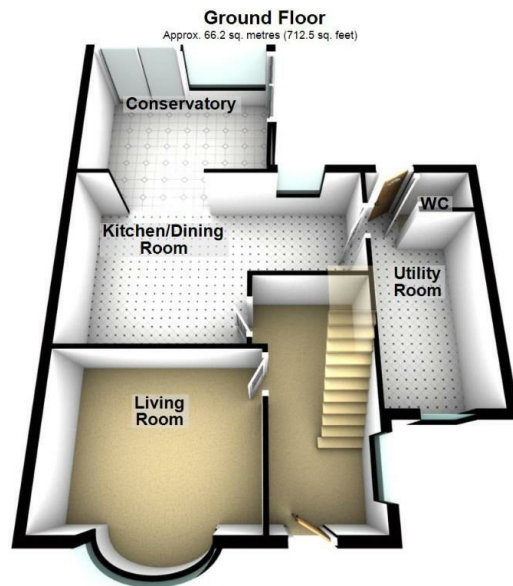
Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional. Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.



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

# PROPERTY FLOORPLAN



Total area: approx. 108.6 sq. metres (1168.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
12'8" x 12'7"

Kitchen / Dining Room  
19'7" x 12'2"

Conservatory  
13'1" x 10'6"

Utility Room  
16'0" x 7'1"

WC  
3'4" x 2'8"

Bedroom One  
13'7" x 10'9"

Bedroom Two  
11'4" x 10'9"

Bedroom Three  
8'6" x 8'3"

Bathroom  
8'6" x 7'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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