

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Avon Court, Whitley Bay NE25 0RE

Avon Court, Whitley Bay NE25 0RE

Asking Price
£175,000

Signature North East proudly presents this well-presented three-bedroom mid-terraced property to the market, ideally located in New Hartley, just outside of Seaton Delaval. Set within a great location, the property enjoys close proximity to a wide range of local amenities, including shops, well-regarded schools and eateries, making it well suited to a variety of buyers. Seaton Sluice beach is just a short distance away, perfect for coastal walks and weekend leisure.

Upon entering the home, you are first welcomed into the large living room, offering ample space for the desired furnishings. A large window allows plenty of natural light to flow through, creating a bright and inviting atmosphere, further enhanced by a modern built-in fireplace set within the media unit. The kitchen offers a plethora of space via attractive wall and base units, complemented by sleek countertops. There is room to accommodate a small dining table, and elegant French doors provide direct access to the rear garden.

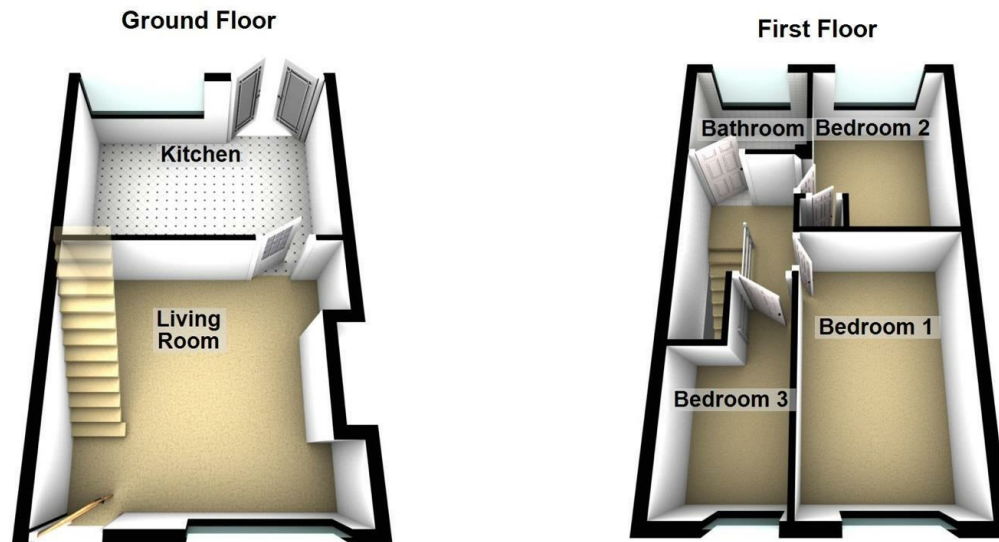
Continuing your journey to the first floor, you will discover three bedrooms. Bedrooms one and two can easily accommodate a double bed along with additional furnishings, while bedroom three is well suited to a single bed with further storage options. Completing this floor is the bathroom, featuring a bathtub with overhead shower, hand basin and W.C.

Externally, this home offers a garden with artificial lawn and decking area, perfect for outdoor furniture and entertaining. To the bottom of the garden there is an office (half converted garage) alongside the remaining section of the garage for storage. Off-street parking is also available to the rear of the property.



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

PROPERTY FLOORPLAN



Total area: approx. 69.6 sq. metres (749.3 sq. feet)

Measurements:

Kitchen
10'4" x 14'9"

Living Room
13'8" x 6'6"

Bedroom One
14'0" x 8'5"

Bedroom Two
10'5" x 5'10"


Bedroom Three
11'2" x 5'11"

Bathroom
5'5" x 6'7"

Office
8'5" x 8'7"

Garage
5'6" x 8'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(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 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News