

SIGNATURE

NORTH EAST

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📍 Swarland Road, Whitley Bay NE25 0HL

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£750 Per Calendar Month

Signature North East is delighted to present this charming two-bedroom semi-detached property, ideally situated in the highly sought-after area of Seaton Delaval.

Upon entering, you are welcomed through a porch into a central hallway, leading to a spacious living room featuring a focal fireplace and ample space for a range of furnishings. The living room flows through to a kitchen with a range of base and wall units, which in turn leads to a practical utility room offering additional storage. From here, there is access to a bright conservatory, an ideal space for relaxing and enjoying views of the garden. To the first floor, the property comprises two generously sized double bedrooms, with bedroom one benefiting from built-in sliding door wardrobes. The family bathroom is fitted with a bath and overhead shower, wash hand basin, and W.C. Externally, the property benefits from a generous rear garden, mainly laid to lawn with a patio area, perfect for outdoor entertaining, as well as a large driveway to the front providing ample off-street parking.

Located in Seaton Delaval, the property enjoys close proximity to a range of local amenities including shops, well-regarded schools, and eateries, while Seaton Sluice beach is only a short distance away, perfect for coastal walks and weekend leisure.

Available April 2026
Tenancy Term: 12 Months
Council Tax Band: A
£750.00 PCM

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

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



PROPERTY FLOORPLAN

Measurements:

Living Room
20'0" x 11'2"

Kitchen
10'1" x 8'4"

Utility
8'3" x 10'1"

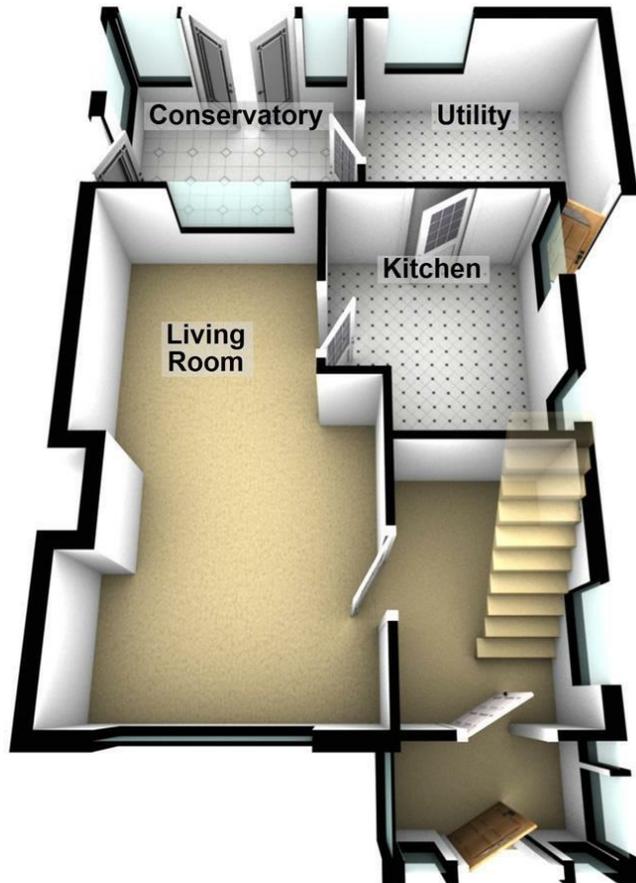
Conservatory
9'1" x 10'7"

Bedroom One
9'7" x 11'8"

Bedroom Two
9'9" x 11'1"

Bathroom
5'5" x 6'1"

Ground Floor



First Floor



Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Energy Efficiency Rating

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