

SIGNATURE

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📍 Rosewood Crescent, Whitley Bay NE26 4BL

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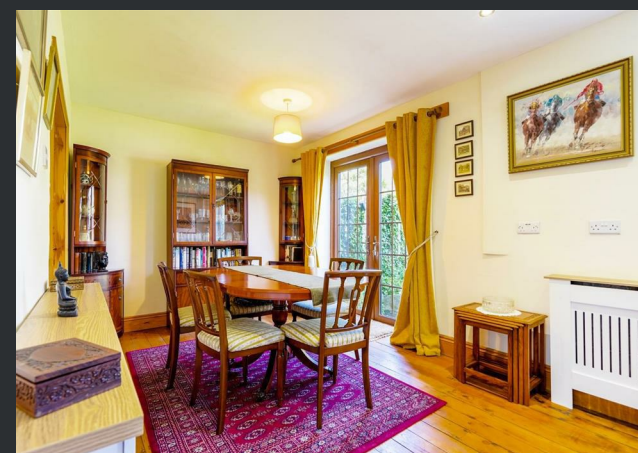
Asking Price
£289,950

Signature North East is delighted to welcome to the market this well-presented two-bedroom semi-detached home, ideally located on the popular Rosewood Crescent in Seaton Sluice. Situated within a sought-after residential development, the property enjoys a fantastic coastal setting with beautiful beaches, scenic walks and the village's charming harbour close by. Excellent local schools, everyday amenities and convenient road links to Whitley Bay, North Tyneside and Newcastle make this an ideal home for a range of buyers.

Stepping inside, an enclosed porch with double doors leads into the central hallway. The spacious living room is filled with natural light from a large bow window and features a charming log burner, creating a cosy focal point. Double doors open into the dining room, which comfortably accommodates a large dining table and benefits from French doors to the rear garden. The adjoining kitchen offers a range of wall and base units, ample worktop space and integrated appliances including an oven, gas hob and fridge freezer. A charming stable door provides access to the garden, while an internal door leads to the garage for additional storage.

To the first floor are two well-proportioned bedrooms, both able to accommodate a double bed and additional furnishings. Completing the accommodation is the bathroom, fitted with a bathtub with an overhead shower, hand basin and W.C.

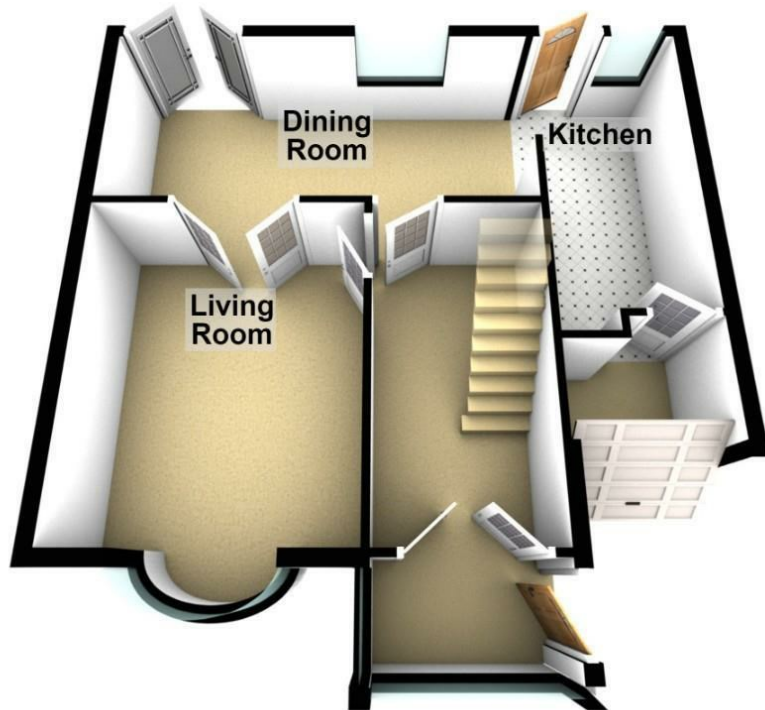
Externally, the property boasts a generous rear garden, mainly laid to lawn with space for outdoor furniture, as well as an outdoor wooden structure currently used as a home office. To the front, a private driveway provides off-street parking for one vehicle.



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

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 90.2 sq. metres (971.2 sq. feet)

Measurements:

Living Room
13'9" x 11'3"

Kitchen
14'6" x 6'5"


Dining Room
8'5" x 17'8"

Bedroom One
12'1" x 17'8"

Bedroom Two
10'3" x 10'5"

Bathroom
5'1" x 6'5"

Energy Efficiency Rating

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





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