

SIGNATURE

NORTH EAST

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 Hastings Avenue, Whitley Bay NE26 4JF

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Asking Price
£265,000

Signature North East is delighted to welcome to the market this three-bedroom semi-detached home, ideally situated on the popular Hastings Avenue in Seaton Sluice. Just a short walk from Seaton Sluice beach and the stunning surrounding coastline, the property is perfectly placed to enjoy coastal living while remaining conveniently located within easy reach of larger hubs including Blyth, Whitley Bay and Newcastle.

Stepping inside, you are welcomed by a spacious entrance hallway. The bright living room features a charming bow window overlooking the front garden and flows seamlessly through double doors into the dining area. The hallway, living room and dining area all benefit from original wooden flooring, adding character throughout. The dining area enjoys patio doors opening onto the rear garden alongside an additional window allowing for plenty of natural light. Completing the ground floor is a kitchen fitted with attractive base and wall units, dedicated space for appliances and direct access to the garage.

To the first floor, the accommodation comprises two double bedrooms alongside a single bedroom, offering flexible space for growing families, guests or those working from home. The family bathroom is fitted with a bathtub featuring an overhead shower, hand basin and WC.

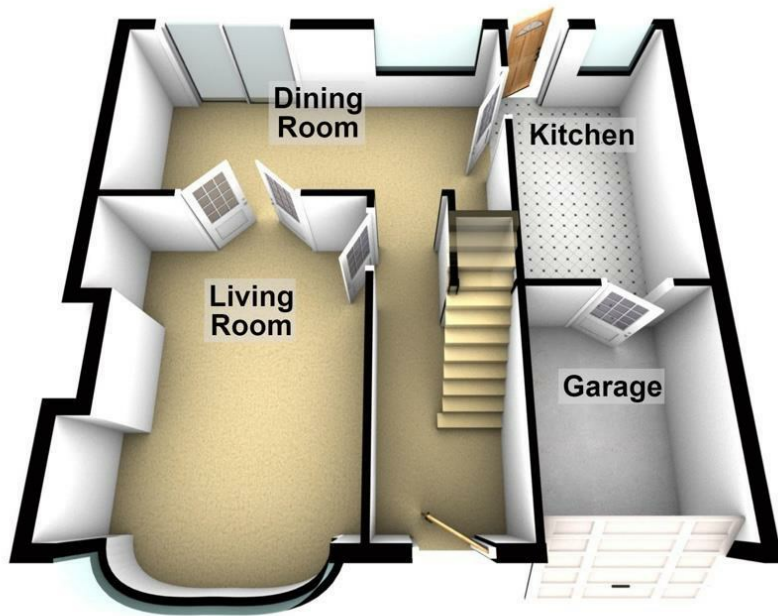
Externally, the rear garden offers a patio seating area, raised planting beds and a raised timber deck, creating an ideal space for relaxing or entertaining. To the front, the landscaped garden is complemented by a driveway providing off-street parking for one vehicle, direct access to the rear garden and access to the attached garage.



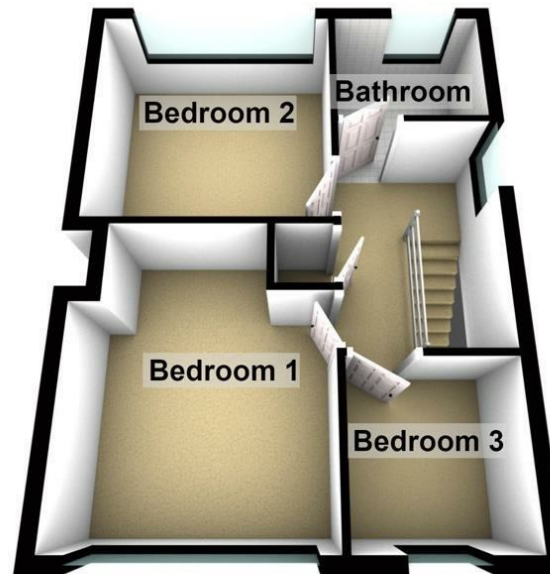
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 93.4 sq. metres (1005.7 sq. feet)

Measurements:

Living Room
14'0" x 11'7"

Dining Room
8'11" x 17'10"

Kitchen
11'5" x 7'7"

Bedroom One
12'9" x 10'9"

Bedroom Two
10'6" x 10'9"

Bedroom Three
6'8" x 6'11"

Bathroom
5'5" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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