

SIGNATURE

NORTH EAST

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





📍 Park Avenue, Whitley Bay NE26 1DL

Park Avenue, Whitley Bay NE26 1DL

Asking Price
£375,000

Signature North East is delighted to welcome to the market this charming three-bedroom terraced home, ideally situated on the highly sought-after Park Avenue in Whitley Bay. Occupying one of the town's most desirable addresses, this fantastic property enjoys an enviable coastal location, perfectly positioned to embrace the very best seaside living has to offer. The award-winning beach and picturesque promenade are just moments away, while the vibrant town centre provides an excellent selection of shops, cafés, restaurants and everyday amenities. Excellent transport connections, including nearby Metro links, also make this an ideal location for commuters.

Stepping through the central hallway, you are welcomed into the spacious living room, offering ample room for a variety of furnishings and centred around an attractive feature fireplace. Flowing seamlessly through to the dining room, this generous space comfortably accommodates a large dining table, making it ideal for entertaining family and friends, whilst a second feature fireplace creates a wonderful focal point. The kitchen is fitted with an excellent range of attractive wall and base units, complemented by generous worktop space, and provides access to the convenient storage cupboard. and the private rear yard.

To the first floor, the property offers three well-proportioned bedrooms. Bedrooms one and two are generous doubles, each comfortably accommodating a king-size bed alongside additional bedroom furniture. Bedroom three is perfectly suited as a single bedroom. The landing benefits from useful built-in storage, while completing this floor is the family bathroom, fitted with a bathtub, separate shower, hand basin and W.C.

Externally, the property benefits from a private rear yard featuring both decking and artificial lawn, creating an excellent low-maintenance outdoor space, perfect for relaxing or entertaining during the warmer months. On-street permit parking is available for residents.



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

PROPERTY FLOORPLAN



Total area: approx. 127.7 sq. metres (1374.4 sq. feet)

Measurements:

Living Room
15'0" x 6'6"

Dining Room
16'6" x 11'10"

Kitchen
19'1" x 9'5"

Bedroom One
15'5" x 6'6"

Bedroom Two
14'3" x 6'6"

Bedroom Three
11'9" x 6'7"

Bathroom
8'9" x 8'9"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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](https://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](https://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