


# SIGNATURE

## NORTH EAST

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 Belsay Avenue, Whitley Bay NE25 8PZ

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**£325,000**

Signature North East is proud to present this well presented three-bedroom semi-detached family home on the quiet Belsay Avenue, Whitley Bay. This property boasts spacious living, modern styling throughout and off-street parking.

Beginning in an entrance porch is access spacious hallway leading into the open-plan living/dining room, featuring a large bay window to the front which allows the room to be flooded with natural daylight. The living room also benefits from a classic stone fireplace with a working gas fire and ample floor space for furnishings. This is open to the dining area which leads out to the conservatory. The kitchen has a full range of fitted floor and wall units in a gloss finish with a variety of integrated appliances. Beyond the kitchen are a utility room and W.C with access into the garage.

On the first floor is the main bedroom to the front with another large bay window, a second large double bedroom to the rear and an additional bedroom to the front. The family bathroom is fully tiled and boasts a walk-in shower unit and bathtub. There is also loft access from the first-floor landing.

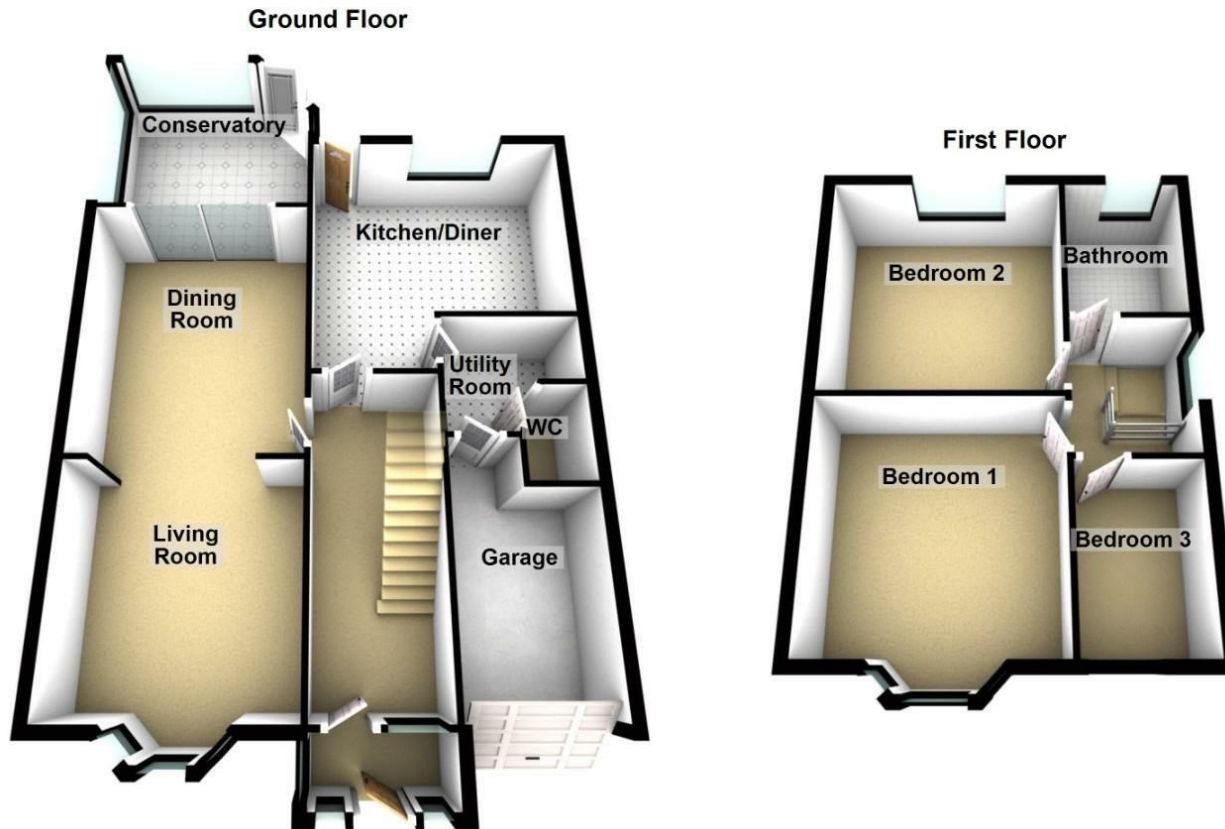
Externally this property benefits from a large driveway to the front for parking multiple vehicles. To the rear is a well-proportioned garden, mostly laid with AstroTurf, with a raised decked area and a patio for alfresco entertaining.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links to Newcastle city centre and surrounding towns as well as highly regarded schooling at all levels. The centre of Whitley Bay offers a wide range of shops, cafés, restaurants and entertainments.



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

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living / Dining Room  
31'7" x 11'11"

Kitchen / Diner  
14'4" x 13'5"

Conservatory  
11'0" x 10'4"

Utility Room  
7'4" x 6'6"

Bedroom One  
16'0" x 11'2"

Bedroom Two  
12'3" x 11'1"

Bedroom Three  
9'0" x 7'2"

Bathroom  
8'2" x 7'1"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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