

# SIGNATURE

## NORTH EAST

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 Linden Road, Whitley Bay NE25 0EX

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## Offers In The Region Of £137,950

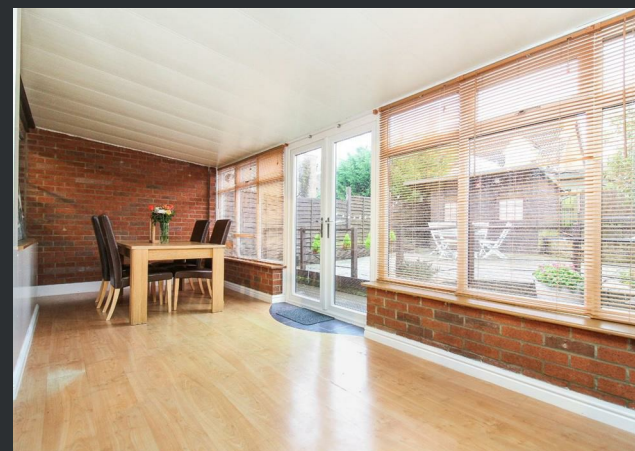
Available to the sales market is this freehold two-bedroom semi-detached home within the quiet cul-de-sac of Linden Road, Seaton Delaval. This property boasts spacious living, modern decor and a 20ft conservatory.

The home begins in an entrance porch leading into the living room, with stairs up to the first floor and ample space for furnishings. Beyond the living room is the kitchen with a full range of fitted wall and floor units in a modern finish. To the side of the kitchen is a separate utility room with access into the garage and conservatory. This 20ft space is great for entertaining as it opens out to the rear garden.

On the first floor finds the main bedroom to the front with storage cupboard, there is a second double bedroom, currently with fitted sliding door wardrobes. The family shower room completes this home.

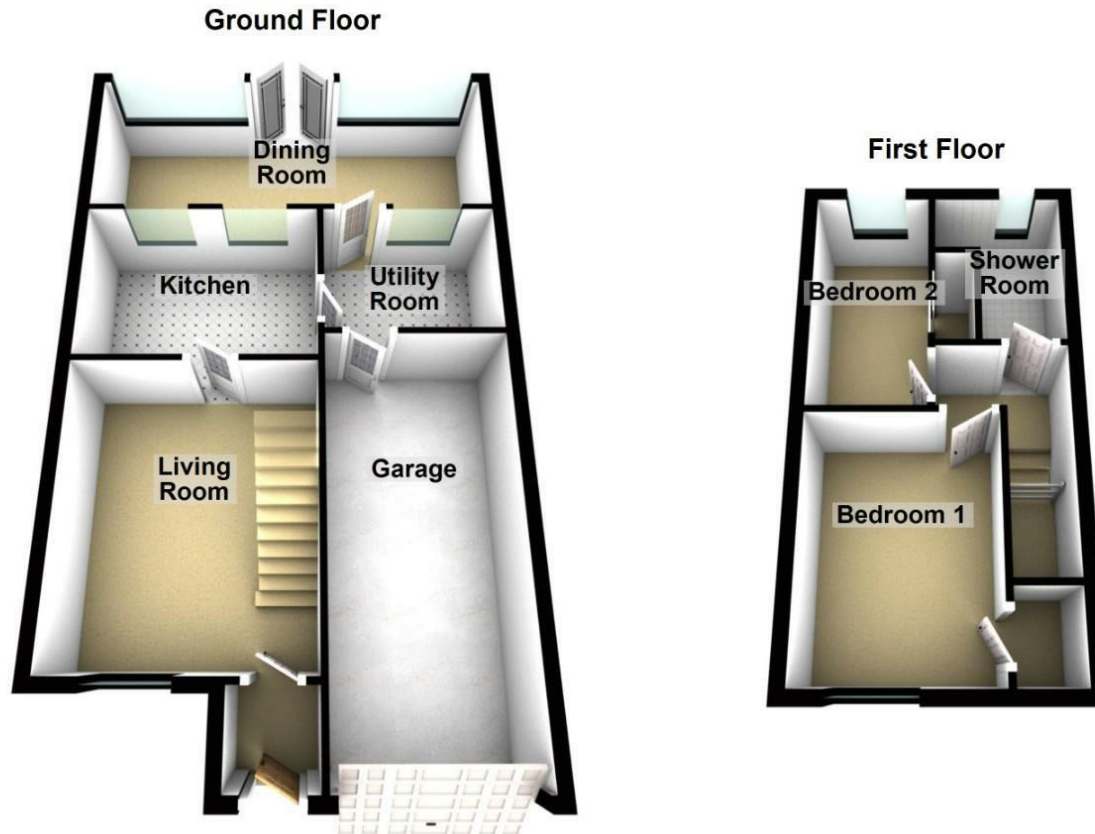
Externally this property benefits from off-street parking for multiple cars to the front as well as garage for parking or storage. To the rear is a low maintenance patioed garden with a large shed/summer house.

Contact Signature North East today for a viewing on 01912513344.



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 Room  
13'10" x 11'7"

Dining Room  
20'6" x 8'0"

Kitchen  
11'7" x 8'2"

Utility Room  
8'10" x 6'8"

Bedroom One  
11'3" x 8'4"

Bedroom Two  
10'9" x 5'4"

Shower Room  
7'5" x 6'2"

## 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>		
(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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