

# SIGNATURE

## NORTH EAST

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 Hillcrest, Whitley Bay NE259AF

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**Offers Over £330,000**

Signature North East is proud to welcome this four bedroom semi-detached family home on to the sales market on the ever-popular Hillcrest, Monkseaton. This property has been extensively extended to create a large family space to the rear of the house with modern décor and styling throughout. It's also in a great catchment for schooling.

Beginning in an entrance porch and hallway are stairs leading up to the first floor and access into the front reception room. This space, currently used as an additional bedroom, boasts a large bay window flooding the room with natural light and a feature brick insert on the chimney breast, ready for a log burner. Into the family space to the rear, clearly the heart of the home is a sitting area, room for dining and the large kitchen. The kitchen has a full range of fitted wall and floor units with central island, in a grey gloss finish with a variety of integrated appliances including double oven and dishwasher. This whole room is washed with light with thanks to the bi-folding doors and extra Velux windows. Off to the side of the kitchen is bedroom four, this could make a great home office if needed.

On the first floor finds the main bedroom to front with a large bay window and ample space for furnishings. There is an additional two bedrooms and the upgraded family bathroom on this floor. The bathroom has a large walk-in shower as well as the bathtub.

Externally, this property benefits from off-street parking to the front with a large south-facing garden to the rear. The garden is split to raised decking areas and lawn, with a large summer house to the bottom which is fully insulated and fitted with electric, this is the perfect home office/home gym/home bar.

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  
14'7" x 12'7"

Family / Dining Room  
19'5" x 13'6"

Kitchen  
14'4" x 11'10"

Bedroom One  
13'0" x 11'7"

Bedroom Two  
15'9" x 11'6"

Bedroom Three  
11'10" x 7'0"

Bedroom Four  
9'1" x 7'2"

## 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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