


SIGNATURE

NORTH EAST

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





 Paignton Avenue, Whitley Bay NE25 8SY

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Offers Over £235,000

Signature North East is proud to welcome to the sales market this three bedroom family home on Paignton Avenue. This property boasts spacious living throughout and benefits from an open plan kitchen diner, complemented with modern decor and styling throughout.

A welcoming entrance hallway provides stairs leading to the first floor and offers access to the living room to the front of the property. The living room has a large bay window, illuminating the space with natural daylight, and also showcases a feature fireplace as well as providing ample floor space for furnishings. The dining kitchen is to the rear, complete with a full range of neutral fitted wall and floor units in a classic shaker style with a range of integrated appliances including an oven/hob and a fridge/freezer. French doors lead out to the rear garden.

On the first floor you will find three spacious bedrooms, one of which is currently used as a dressing room. The main family bathroom has been recently updated and provides a wealth of storage space. There is also access into the loft for additional storage.

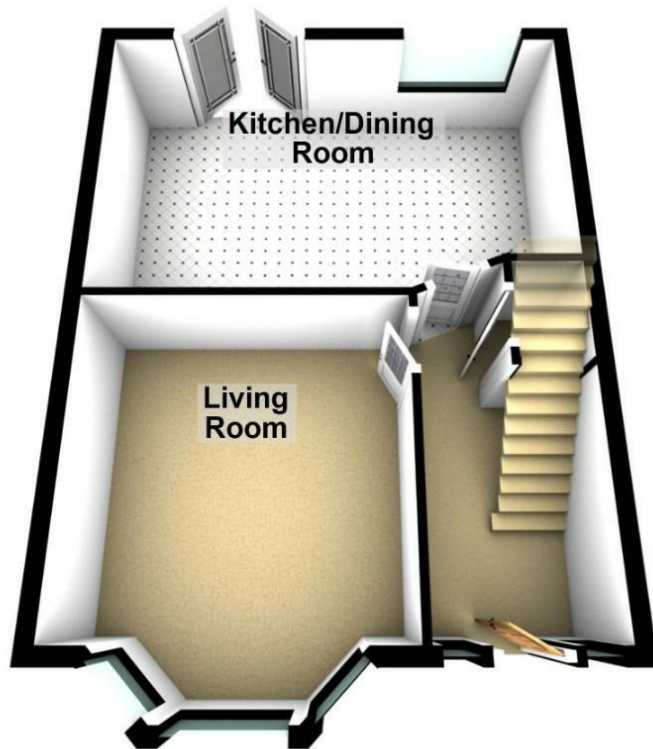
Externally this property has a paved driveway to the front for two cars. The back garden is low maintenance with a large decked area and gravel. There is also a detached garage for additional storage or parking.



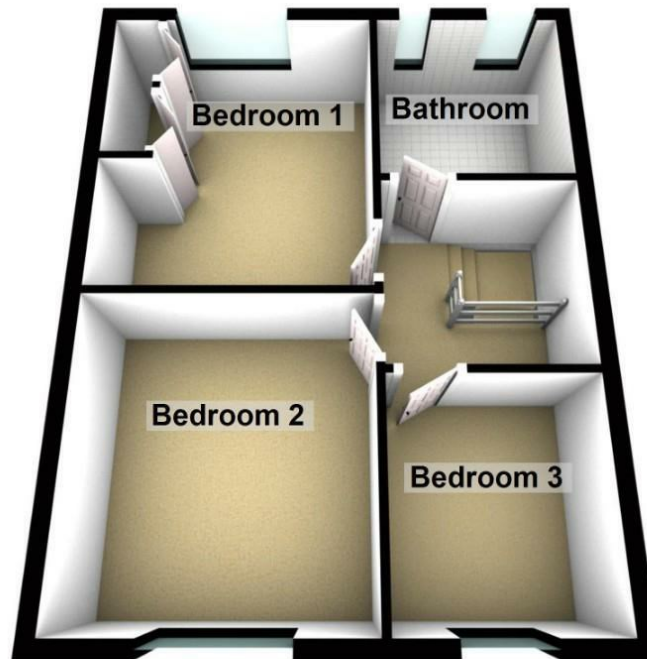
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



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
15'7" x 12'3"

Kitchen / Dining Room
19'0" x 11'11"


Bedroom One
12'5" x 10'11"

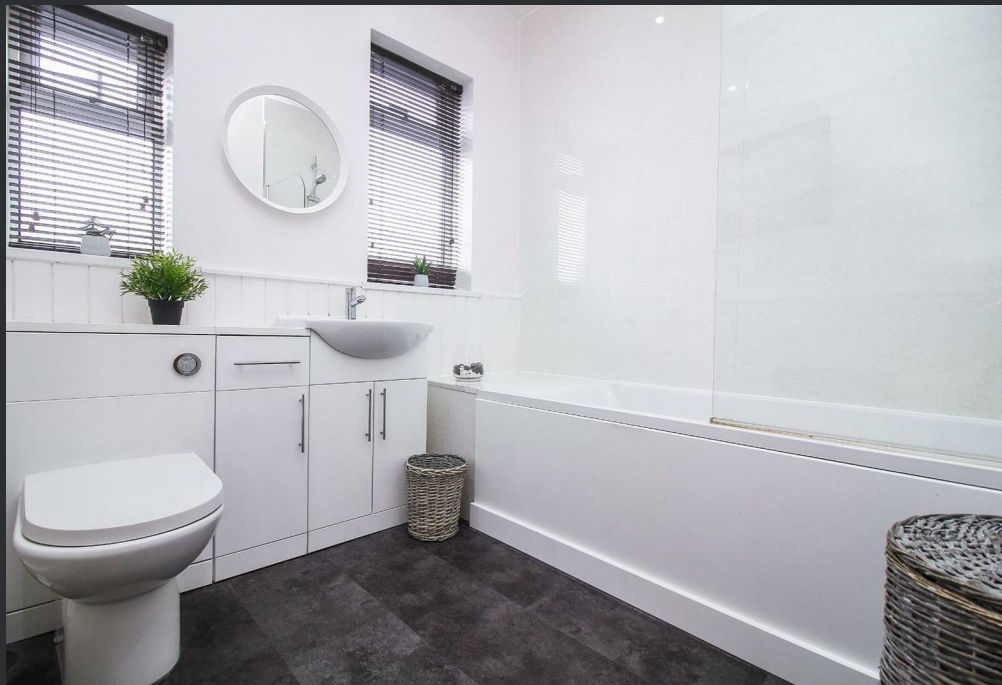
Bedroom Two
12'4" x 10'11"

Bedroom Three
8'9" x 7'8"

Bathroom
7'8" x 7'8"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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