SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Hazeldene

WHITLEY BAY, NE25 9AL

OFFERS IN THE REGION OF

£325,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Hazeldene

OFFERS IN THE REGION OF £325,000 · FREEHOLD

Part of the Rare & Desirable Collection - Viewings & Surveys to be arranged through Estate Agents and all offers must be registered & placed on the platform only.

Signature North East are delighted to welcome to the market this three-bedroom semi-detached property, ideally positioned on Hazeldene in Whitley Bay. Situated within a highly sought-after residential area, the property enjoys a peaceful setting while remaining conveniently placed for everyday amenities. Monkseaton Village, Whitley Bay town centre and the beautiful coastline are all within easy reach, alongside excellent transport links, local schools, independent shops, cafés and restaurants.

Stepping into the central hallway, you are welcomed into the living room, which offers ample room for a range of desired furnishings and benefits from a bright bay window. Adjacent to the living room is the generous dining room, comfortably accommodating a large dining table and providing an ideal space for entertaining. To the rear, the kitchen features a range of fitted wall and base units, with access to the useful side storage area, which stretches the full length of the property and can be accessed from both the front and rear gardens.

Continuing to the first floor, you will discover three bedrooms. Bedrooms one and two can both comfortably accommodate a double bed alongside additional furnishings, while bedroom three is suitable for a single bed and further furnishings and is currently utilised as a home office. Completing the first floor is the bathroom, featuring a shower and hand basin, together with a separate W.C.

Externally, the property benefits from a generous rear garden, while to the front there is a driveway offering off-street parking.

This property is sold subject to payment of a non-refundable Reservation Fee of 2.5% of the purchase price including VAT, subject to a minimum of £5,000.00 including VAT.





KEY FEATURES

- Three-bedroom semi-detached property in a sought-after Whitley Bay location
- Bright & spacious living room with bay window
- Generous dining room ideal for entertaining
- Fitted kitchen with useful full-length side storage area
- Three bedrooms, including two comfortable doubles & a single, currently serving as home office
- Generous rear garden & driveway providing off-street parking

- Council Tax Band C
- EPC Rating D


Hotpoint
FLAVEL







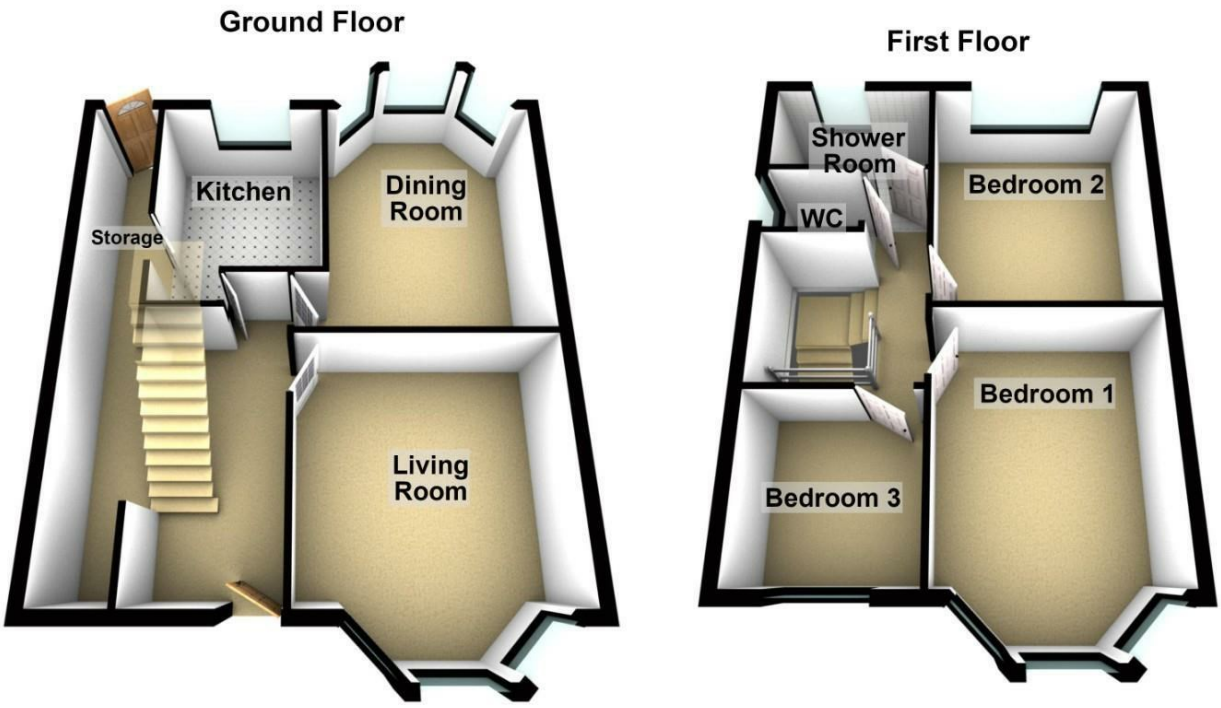


ACCOMMODATION

Room Dimensions

Living Room	3.60 x 3.70 (11'9" x 12'1")	Bedroom Two	3.70 x 3.00 (12'1" x 9'10")
Dining Room	3.80 x 3.70 (12'5" x 12'1")	Bedroom Three	2.50 x 2.40 (8'2" x 7'10")
Kitchen	2.80 x 2.50 (9'2" x 8'2")	Shower Room	1.40 x 2.40 (4'7" x 7'10")
Bedroom One	3.70 x 3.20 (12'1" x 10'5")	W.C	1.00 x 1.40 (3'3" x 4'7")

FLOOR PLAN



Total area: approx. 95.4 sq. metres (1026.4 sq. feet)

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