SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Newburgh Avenue

SEATON DELAVAL, WHITLEY BAY, NE25 0JP

OFFERS OVER

£150,000

3 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Newburgh Avenue, Seaton Delaval

OFFERS OVER £150,000 · LEASEHOLD

Signature North East welcomes you to this charming three-bedroom terraced home, located in the popular area of Seaton Delaval, Whitley Bay. Nestled in a peaceful setting with green spaces close by, this property offers the perfect balance of tranquillity and convenience. Local amenities are within walking distance, while the golden sands of Whitley Bay beach are just a short drive away, perfect for those seeking both everyday ease and coastal living. The property is ideally located a short walk away from Seaton Deleval Train Station, taking you into the city centre in about 15 minutes. The new Seaton Valley High School is within close proximity of the property, making it the perfect area for families.

Stepping inside, the ground floor is entirely open plan, creating a bright and spacious environment. The living area is thoughtfully designed with an entertainment wall and ample room for your preferred furnishings, making it a welcoming space to relax or entertain. Flowing seamlessly through to the recently fitted kitchen, you'll find an array of attractive wall and base units complemented by sleek countertops. French doors allow natural light to fill the space and provide direct access to the rear garden, while integrated appliances are also included for added convenience.

The first floor continues to impress with three bedrooms, two of which are generous doubles offering comfortable and versatile accommodation. Completing this level is the stylishly refurbished family bathroom, featuring a bathtub with overhead shower, wash basin, and WC.

Externally, this home offers a low-maintenance rear garden laid entirely to patio, providing the perfect spot for outdoor furniture and al fresco dining. Parking is available via a garage and driveway, adding both convenience and secure storage. With its modern interiors, excellent location, and well-proportioned living spaces, this property is a fantastic opportunity for families and professionals alike.





KEY FEATURES

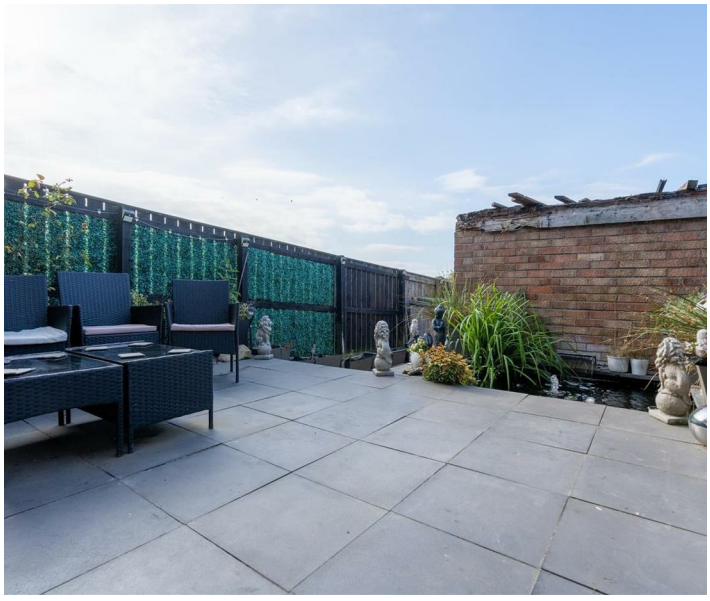
- Charming three-bedroom terraced home in Seaton Delaval, Whitley Bay
- Open-plan ground floor creating a bright, spacious layout
- Recently fitted kitchen with integrated appliances
- Refurbished family bathroom with bathtub, overhead shower, wash basin, and WC
- Low-maintenance rear garden, fully laid to patio – ideal for outdoor dining
- Garage and driveway providing parking and secure storage
- Peaceful setting with green spaces nearby
- Walking distance to local amenities and a short drive to Whitley Bay beach

- Council Tax Band A
- EPC Rating C









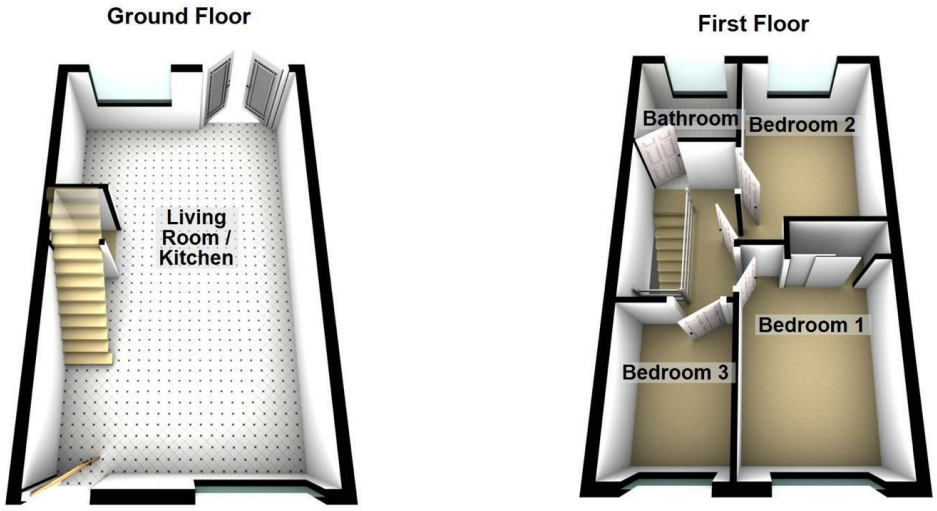


ACCOMMODATION

Room Dimensions

Living Room / Kitchen	7.52 x 4.52 (24'8" x 14'9")
Bathroom	1.74 x 1.89 (5'8" x 6'2")
Bedroom One	3.36 x 2.57 (11'0" x 8'5")
Bedroom Two	3.36 x 2.54 (11'0" x 8'3")
Bedroom Three	2.61 x 1.89 (8'6" x 6'2")

FLOOR PLAN



Total area: approx. 68.0 sq. metres (732.5 sq. feet)

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