SIGNATURE

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FOR SALE

# Astley Gardens

SEATON SLUICE, WHITLEY BAY, NE26 4JN

ASKING PRICE

£340,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

# Astley Gardens, Seaton Sluice

ASKING PRICE £340,000 · FREEHOLD

Signature North East welcomes to the market this stunning property nestled in the charming Astley Gardens of Seaton Sluice, Whitley Bay. Recently remodelled to a modern, comfortable feel, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day. The location itself is a dream come true. Local attractions include the impressive 18th-century Seaton Delaval Hall, the nearby, St. Mary's Lighthouse offers picturesque views, Whitley Bay Seafront features piers and promenades perfect for scenic walks, the area also boasts several dedicated cycling routes and footpaths, including the North Sea Coast Path, ideal for outdoor enthusiasts. this property combines modern living with the charm of a peaceful seaside location with excellent road networks.

Upon entering the house, you are greeted by an ample hallway with modern tiled floor, leading to the ground floor principal rooms. The living room features modern engineered oak flooring, a gas remote control fireplace, and a TV point. Natural light floods the room through the bay window, making it perfect for gatherings. The kitchen/dining/family room, the hub of the home, is a bright area with a peninsula for casual meals, the modern engineered oak flooring continues throughout. The kitchen completed with integrated dishwasher, fridge, freezer, oven, quartz countertop, Belfast sink with pull-out mono mixer tap is a chefs dream. The dining area offers bi-folding doors that blend the outdoors with the indoors. The living room features an additional set of French doors, making it the perfect space for keeping an eye on the children or topping up your guests' drinks. Completing the ground floor, the utility room is equipped with a combi boiler, cupboard space, the room leads to a 3-piece WC with walking shower fully tiled.
Upstairs, the four well-appointed double bedrooms all feature fitted wardrobes and TV points. The fourth bedroom currently serves as an office or spare bedroom. The family bathroom boasts wall-to-floor tiling, a P-shaped bath with over-shower, toilet, and sink. For additional storage needs, the loft has been partially boarded.

Outside, The west-facing rear garden features a low-maintenance decked area with artificial grass, perfect for outdoor entertaining. The property includes a front driveway with off-street parking for two cars, complete with an electric vehicle charge point.

Whether you're looking to upgrade to a larger home or searching for the perfect place to raise a family, this property has it all. Don't miss out on the opportunity to make this house your home in the picturesque seaside town of Whitley Bay.





## KEY FEATURES

- Four-bedroom semi-detached home
- Recently remodelled throughout
- Two reception rooms
- Modern kitchen
- Low-maintenance rear garden
- Driveway for two with EV charger
- Close to Seaton Sluice coast

- Council Tax Band D
- EPC Rating D









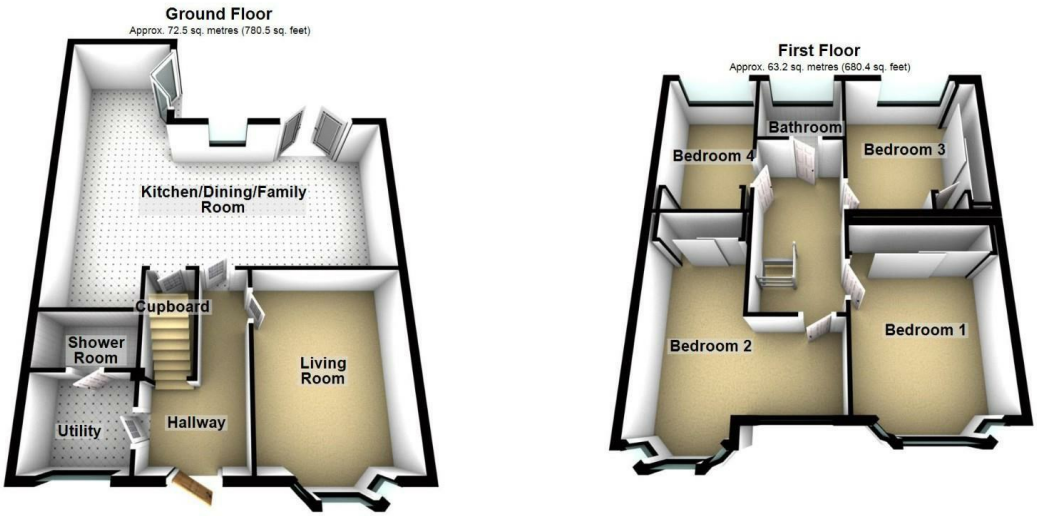


ACCOMMODATION

# Room Dimensions

| | |
|---|---|
| Hallway | 2.29 x 4.28 (7'6" x 14'0") |
| Livingroom | 3.31 x 4.25 (10'10" x 13'11") |
| Kitchen/Dining/Family Room | 7.39 x 5.80 (24'2" x 19'0") |
| Utility | 1.82 x 2.43 (5'11" x 7'11") |
| Shower Room | 2.21 x 1.21 (7'3" x 3'11") |
| Bedroom 1 | 4.09 x 3.30 (13'5" x 10'9") |
| Bedroom2 | 4.86 x 2.30 (15'11" x 7'6") |
| Bedroom 3 | 3.47 x 3.30 (11'4" x 10'9") |
| Bedroom 4 | 3.65 x 2.24 (11'11" x 7'4") |
| Bathroom | 1.68 x 2.07 (5'6" x 6'9") |

FLOOR PLAN




Total area: approx. 135.7 sq. metres (1460.9 sq. feet)

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.



These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.