

# SIGNATURE

## NORTH EAST

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📍 Plessey Crescent, Whitley Bay NE25 8PP

# Plessey Crescent, Whitley Bay NE25 8PP

**Asking Price**  
**£485,000**

Signature North East welcomes you to this charming four-bedroom, semi-detached 1930s home set in the heart of Whitley Bay. With the beautiful Cullercoats Beach and Marden Quarry Nature Reserve close by, it offers an enviable coastal lifestyle. A variety of convenient amenities, along with popular pubs and eateries, are just a short stroll away, while Cullercoats Metro Station provides excellent transport links for effortless commuting.

Entering through the hallway, you're welcomed into the first reception room, currently arranged as a spacious dining area and enhanced by a bow window and elegant ceiling detailing. Continue through to the generously sized living room, where an ornate fireplace and sliding doors leading to the rear garden create a warm, characterful space filled with natural light. The spacious kitchen offers attractive wall and base units, contemporary countertops, and an adjoining dining area that adds to the home's sociable atmosphere. A convenient utility room completes the ground floor.

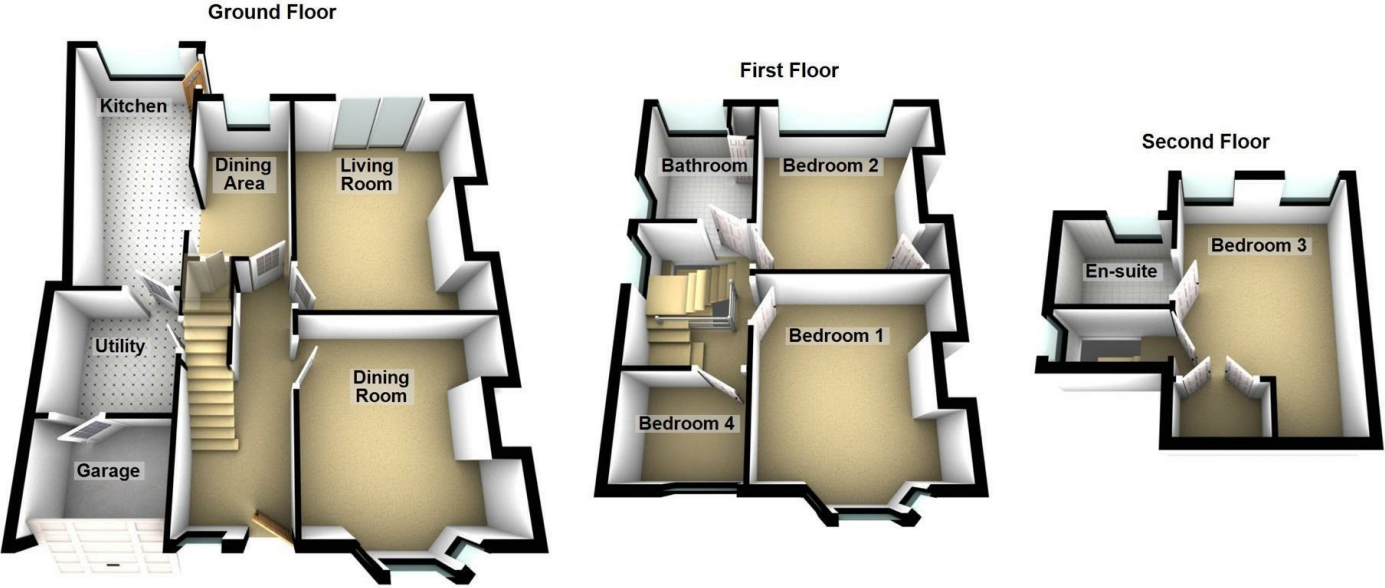
To the first floor, you'll find three bedrooms, two of which are well-proportioned doubles, including the principal bedroom which enjoys a charming bow window. The family bathroom, fitted with a bath, overhead shower, wash basin and WC, completes this floor. The second floor offers a spacious loft room with an en suite, providing a comfortable additional bedroom or versatile living space.

Externally, the property boasts a well-sized rear garden laid to lawn and patio, complete with a delightful pergola and seating area, perfect for outdoor dining and relaxation. Off-street parking is available via a garage and driveway.



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

# PROPERTY FLOORPLAN



Total area: approx. 136.0 sq. metres (1463.6 sq. feet)

## Measurements:

Living Room  
15'5" x 6'6"

Dining Room  
12'1" x 6'6"

Kitchen  
18'8" x 8'9"

Dining Area  
11'5" x 6'5"

Utility  
7'3" x 7'7"

Bedroom One  
12'2" x 6'6"

Bedroom Two  
12'5" x 6'6"

Bedroom Three  
15'5" x 10'2"

En Suite  
5'2" x 6'5"

Bedroom Four  
6'6" x 7'2"

Bathroom  
8'3" x 7'2"

Garage  
7'5" x 7'7"

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





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