

# SIGNATURE

## NORTH EAST

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📍 Front Street, Whitley Bay NE25 9LA

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**Asking Price**  
**£265,000**

Signature North East proudly presents this charming two-bedroom end-terrace cottage located in Earsdon, Whitley Bay. Fully renovated in 2021, this quaint home enjoys a superb position in the heart of Earsdon Village for exploring the stunning North East coastline. Currently run as a successful holiday let, Earsdon is a charming village offering scenic walks, local wildlife, welcoming pubs and a traditional church. The cottage sits on the doorstep of the Wagonways, providing miles of walking and cycling routes through woodland and streams, with paths leading to the beautiful beachfront. Nearby, residents can enjoy the sandy coast, independent shops and the popular Whitley Bay Playhouse, while the vibrant city of Newcastle upon Tyne is just a short drive away.

Entering the property, you first step into the spacious living room, which offers ample space for the desired furnishings. A large window allows the room to feel bright and airy, while a gas log burner corner feature fireplace set neatly in the corner adds a cosy atmosphere. There is also a large understairs storage cupboard providing excellent additional storage. The kitchen/diner offers generous space and comfortably accommodates a large dining table. The kitchen provides plenty of storage through attractive wall and base units, complemented by wood worktops, a large Belfast sink and integrated appliances including an oven, hob and dishwasher. There is also space for a washer, dryer and fridge freezer. The space is further enhanced by exposed beams and a charming farm-style split rear door.

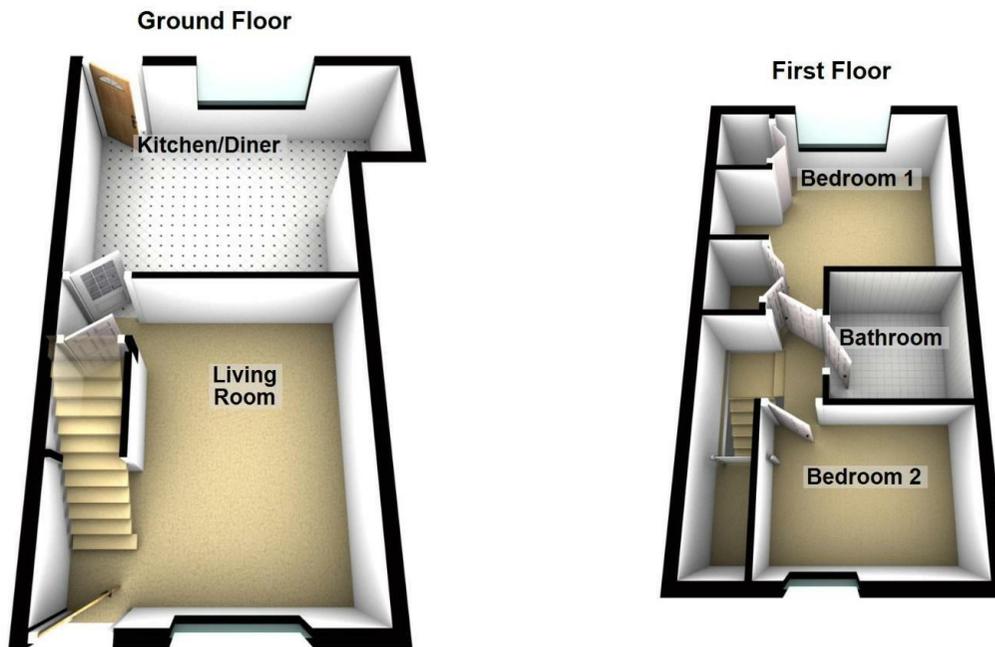
Continuing to the first floor, you will discover two well-proportioned bedrooms. The main bedroom is particularly spacious, currently accommodating a king-size bed and offering sufficient room for a super king if desired, along with additional furnishings and fitted storage. The second bedroom is also a comfortable double room. Completing this floor is the bathroom, featuring a bathtub with shower over, hand basin set within a fitted sink storage unit, and W.C.

Externally, this home offers both front and rear patio areas, ideal for relaxing outdoors. The rear courtyard benefits from a private area with communal access and also features two useful outhouses, perfect for additional storage. On-street parking is available.



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

# PROPERTY FLOORPLAN



Total area: approx. 65.4 sq. metres (704.1 sq. feet)

## Measurements:

Living Room  
14'2" x 13'5"

Kitchen / Diner  
11'10" x 6'6"

Bedroom One  
10'0" x 10'3"

Bedroom Two  
7'7" x 9'11"

Bathroom  
6'9" x 6'3"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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