

SIGNATURE

NORTH EAST

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Earsdon Road, Whitley Bay NE25 9ST

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Asking Price
£299,950

Signature North East proudly presents this this charming three-bedroom semi-detached property, located in the highly desirable area of West Monkseaton, Whitley Bay. This home enjoys a prime location, close to the picturesque coastline and benefiting from excellent transport links via the A19, A1, and West Monkseaton Metro Station, providing easy access across the North East. The property is also in close proximity to top-rated schools, such as Whitley Bay High School, which is within walking distance, and Whitley Bay town centre, just a five-minute drive away, offering an array of local amenities.

Upon entering, you are greeted by a spacious central hallway leading into a bright and airy living room. The room boasts a large bow window that allows for an abundance of natural light, and features a beautiful log burner fireplace, perfect for cosy evenings. Sliding doors connect the living room to the separate dining room, which offers ample space for a large dining table and enjoys another bow window, making the space feel open and light. The well-appointed kitchen provides plenty of storage through wall and base units, along with generous countertop space. From the kitchen, you can access a convenient W.C. and the rear garden.

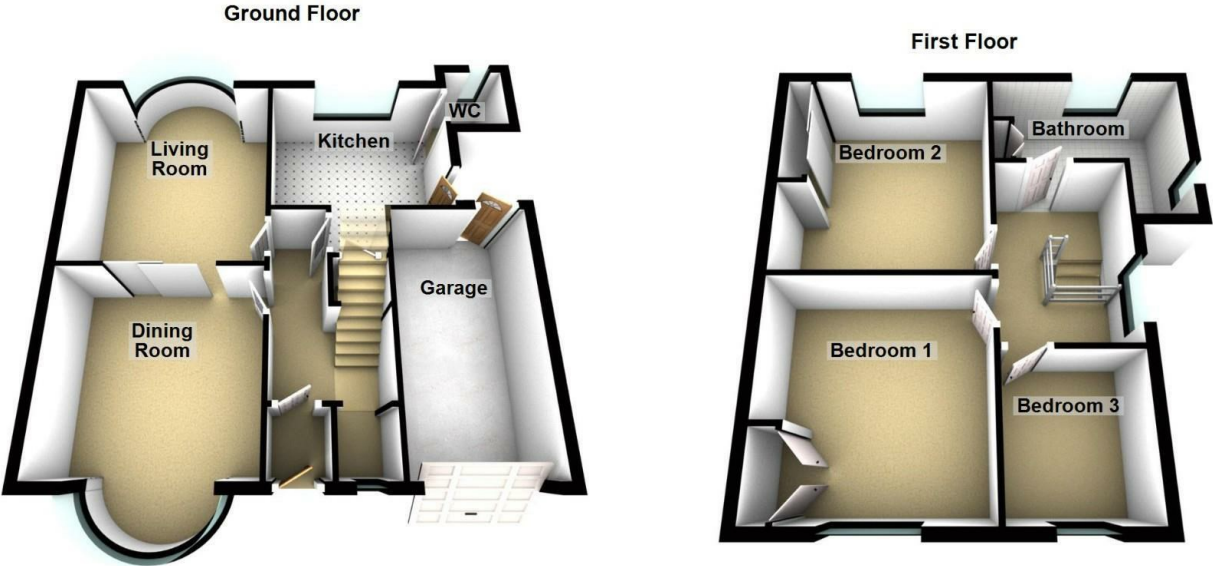
Upstairs, the property boasts three sizable bedrooms. Bedrooms one and two are spacious enough to accommodate double beds along with additional furnishings and both feature fitted wardrobes, providing excellent storage solutions. Bedroom three offers versatile options, making it ideal for use as a child's room or home office. Completing this floor is the family bathroom, which includes a bathtub, shower, hand basin, and W.C.

Externally, this home offers a large rear garden with both lawn and a patio area, perfect for outdoor dining and relaxation. The front of the property includes off-street parking via a private driveway and a single garage, which can also be accessed through the rear garden.



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

PROPERTY FLOORPLAN



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.

Measurements:

Living Room
12'5" x 12'1"

Dining Room
12'1" x 11'8"

Kitchen
12'0" x 11'2"

WC
4'1" x 3'9"

Bedroom One
12'1" x 11'8"

Bedroom Two
12'1" x 10'5"

Bedroom Three
8'2" x 7'5"

Bathroom
10'11" x 8'9"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(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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