

SIGNATURE

NORTH EAST

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📍 Birkdale, Whitley Bay NE25 9LZ

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£975 Per Calendar Month

Welcome to the Signature North East rental market. We are delighted to present this charming two-bedroom home, ideally located in Whitley Bay. Step inside and you're welcomed into a spacious and bright living room, enhanced by a beautiful large bay window that floods the space with natural light, perfect for relaxing or entertaining. The open-plan kitchen diner provides a generous and functional space, fitted with attractive wall and base units, sleek countertops, and room for a dining table. Elegant sliding doors lead out to the rear garden, creating a seamless flow between indoor and outdoor living, ideal for enjoying warmer days.

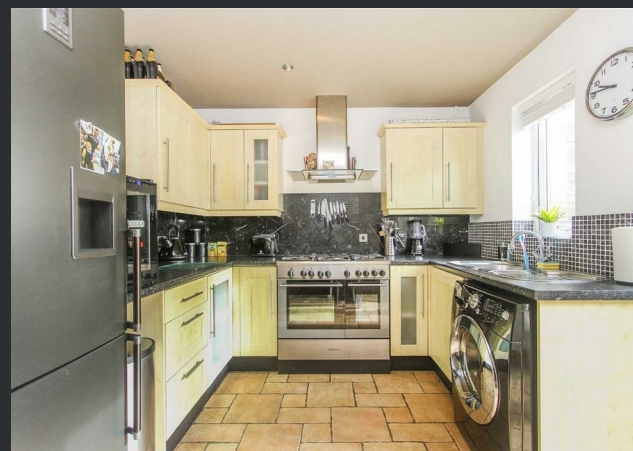
Positioned in the highly desirable coastal town of Whitley Bay, this property boasts a superb location with excellent access to local amenities. Just a short walk away, you'll find a variety of shops, green open spaces, and popular cafés and eateries, offering a vibrant lifestyle right on your doorstep. The stunning coastline is also within easy reach, perfect for leisurely walks and enjoying the sea air. With generous room sizes, a great layout, and a brilliant location, this home offers both comfort and convenience in a sought-after setting.

Available: July 2025
Tenancy Term: 12 months
Council Tax Band: B
£975 PCM

TENANCY APPLICATION FEES:

To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

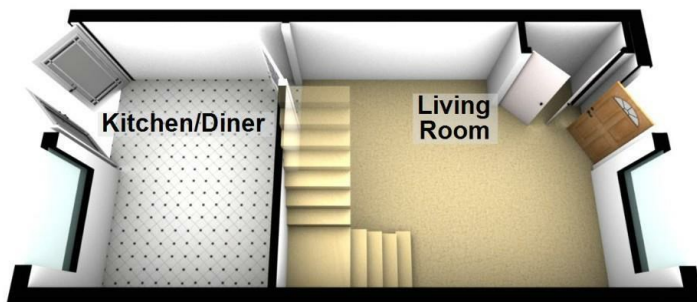
A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first month's rent payment. The tenancy deposit is equivalent to 5 week's rent. An additional tenancy deposit amount may be requested in certain circumstances.



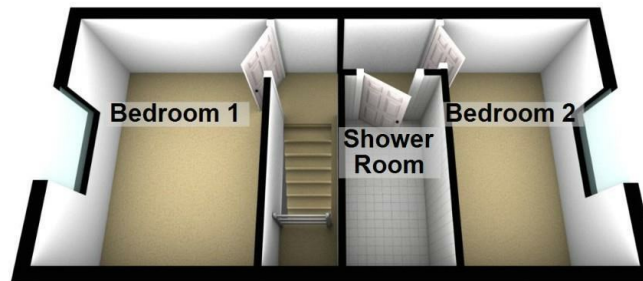
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 54.2 sq. metres (583.4 sq. feet)

Measurements:

Living Room
15'5" x 11'9"


Kitchen/ Diner
11'9" x 9'1"

Bedroom One
11'9" x 9'1"

Bedroom Two
11'9" x 7'2"

Shower Room
8'8" x 4'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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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