

# SIGNATURE

## NORTH EAST

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📍 Tarsset Road, Whitley Bay NE25 9HN

# Tarset Road, Whitley Bay NE25 9HN

**Asking Price**  
**£375,000**

Signature North East welcomes you to this four bedroom terraced home in the ever-popular South Wellfield area of Whitley Bay. The property enjoys a fantastic location with a range of shops, cosy eateries and highly regarded schools close by, as well as lovely green spaces ideal for outdoor enjoyment. Whitley Bay beach is only a short distance away, and the nearby West Monkseaton Metro station provides excellent transport links for commuters.

Step through the entrance hall into the spacious living room, offering ample room for furnishings and a generous bay window that fills the space with natural light. The room also features a charming log burner, while the alcoves benefit from built-in cabinets with spotlighting for added ambience. The kitchen features attractive wall and base units complemented by sleek countertops, comfortably accommodating a dining area. From here you can access a convenient utility room. The sitting room offers additional living space and flows seamlessly into a practical office area, while elegant French doors from the office lead out to the rear garden.

Continuing to the first floor, you'll find four well-proportioned bedrooms, two of which are generous doubles. Bedroom one benefits from its own en suite for added convenience. The family bathroom completes this level, equipped with a bathtub, overhead shower, wash basin and WC.

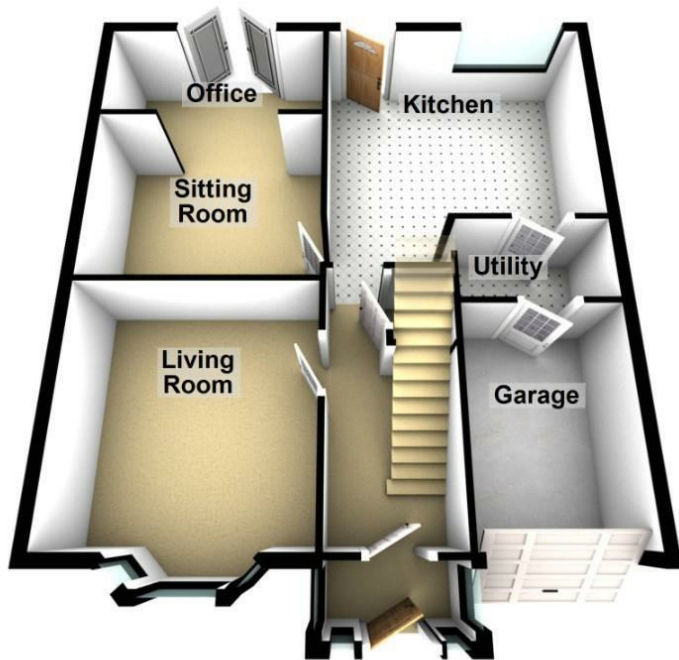
Externally, the property offers a low-maintenance rear patio, ideal for outdoor seating and entertaining. Off-street parking is provided via the garage and driveway, adding to the practicality of this wonderful home.



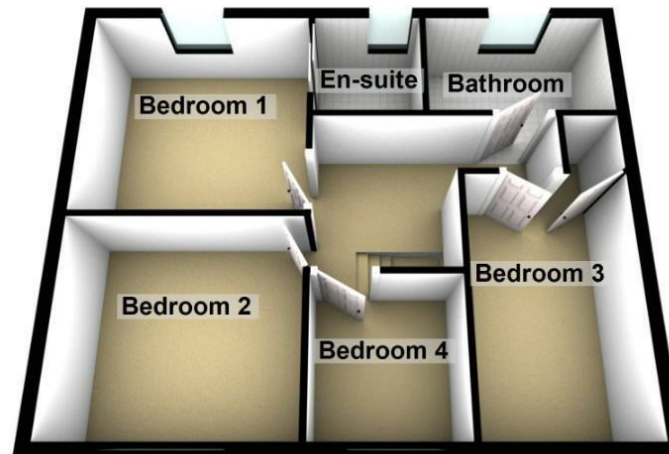
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 121.2 sq. metres (1304.8 sq. feet)

## Measurements:

Living Room  
12'3" x 11'11"

Sitting Room  
9'5" x 10'0"

Office  
4'8" x 11'11"

Kitchen  
11'9" x 14'1"

Utility  
7'8" x 4'2"

Bedroom One  
10'8" x 11'1"

En-Suite  
6'1" x 6'4"

Bedroom Two  
10'0" x 10'10"

Bedroom Three  
12'2" x 7'4"

Bedroom Four  
7'10" x 6'11"

Bathroom  
5'10" x 9'2"

## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>62</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |





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