

SIGNATURE

NORTH EAST

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📍 Edwards Road, Whitley Bay NE26 2BH

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Offers Over £475,000

Signature North East are delighted to welcome this spacious six-bedroom terraced property to the market, perfectly positioned on the ever-popular Edward's Road, Whitley Bay. This charming home benefits from an enviable location with the beautiful promenade and Whitley Bay beach just a short stroll away. With Whitley Bay Metro station and the vibrant town centre also within walking distance, this property offers fantastic connectivity and easy access to a wide range of local shops, cafés, and amenities, making it ideal for families or professionals alike.

Upon entering, you are greeted by a central hallway leading to a generous living room filled with natural light, thanks to a large bay window. This inviting space features a beautiful fireplace as a stunning focal point and offers ample room for your chosen furnishings. Adjacent lies a versatile second reception room, ideal as a dining room or additional sitting area. To the rear, the kitchen boasts an abundance of storage via wall and base units, plenty of countertop space, and room for a dining table. Elegant French doors open out to the rear yard, creating a lovely flow between indoor and outdoor living.

Upstairs, the first floor hosts three well-proportioned bedrooms. Bedrooms one and two are particularly spacious and easily accommodate a double bed and furnishings, while bedroom six is well-suited for a single bed and additional pieces. A family bathroom on this level includes a bathtub with overhead shower, separate shower cubicle, hand basin, and W.C., with an additional separate W.C. adjacent. The second floor reveals three further bedrooms: bedrooms three and four are both doubles with space for additional furnishings, while bedroom five can accommodate a single bed and extras.

Externally, the property features a private rear yard, ideal for placing outdoor furniture and enjoying al fresco moments. On-street parking is available to the front of the property.



PROPERTY FLOORPLAN



Total area: approx. 229.3 sq. metres (2467.7 sq. feet)

Measurements:

Living Room
15'0" x 13'10"

Dining Area
17'1" x 13'10"

Kitchen
26'4" x 12'4"

Bedroom One
17'1" x 13'10"

Bedroom Two
15'1" x 11'7"

Bedroom Three
16'3" x 14'3"

Bedroom Four
16'6" x 10'10"

Bedroom Five
12'7" x 7'1"

Bedroom Six
10'10" x 6'5"

Bathroom
8'1" x 12'4"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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