

# SIGNATURE

## NORTH EAST

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 Berrishill Grove, Whitley Bay NE25 9XU

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## Offers In The Region Of £727,500

Signature North East are delighted to welcome to the market this charming four-bedroom detached bungalow, ideally located in the sought-after area of Whitley Bay. This property enjoys a superb position close to the coast, with the beach just a short stroll away. Berrishill Grove also benefits from easy access to a range of local amenities including Sainsbury's Supermarket and West Monkseaton Metro Station, as well as excellent bus links connecting to Whitley Bay town centre, making this an ideal choice for convenient coastal living.

Nestled within a peaceful private cul-de-sac with no facing neighbours, this detached bungalow offers complete privacy and tranquillity. Set on an extensive surrounding plot, it presents a rare opportunity for those seeking both space and potential. The generous land size makes it ideal for private commercial use or dwelling expansion, with huge development potential (subject to planning). Perfect for entrepreneurs, investors, or anyone seeking a private retreat, the setting combines seclusion with accessibility.

Upon entering the property, you are greeted by a welcoming central hallway which also provides access to a convenient W.C. The spacious living room offers ample room for your desired furnishings and is filled with natural light thanks to a large window and sliding doors that open onto the rear garden. Adjacent to this is a versatile sitting room, perfect for use as a dining area, which leads through to the kitchen. The kitchen provides an abundance of storage and can comfortably accommodate a small dining table. A utility room sits just off the kitchen, with access to both the garden and the double garage.

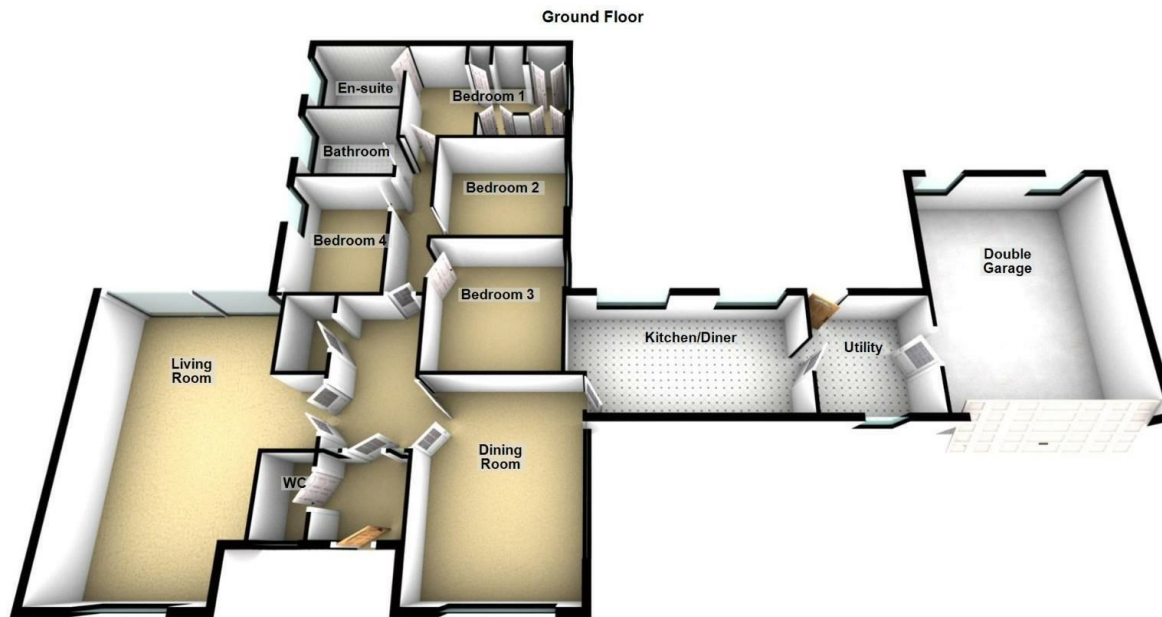
Continuing through the home, you will find four generously sized bedrooms, each easily accommodating a double bed and accompanying furnishings. The primary bedroom benefits from built-in storage and a private en-suite. Completing this floor is a family bathroom fitted with a bathtub and overhead shower, hand basin, and W.C.

Externally, this wonderful home boasts a generous front and rear garden, both laid to lawn with a spacious patio area ideal for outdoor furniture and entertaining. To the front, there is ample driveway parking and access to a double garage, providing excellent storage and convenience.

This lovely bungalow perfectly combines comfort, practicality, privacy, and location — a truly rare opportunity for those seeking life by the sea with potential for further development.



# PROPERTY FLOORPLAN



Total area: approx. 174.4 sq. metres (1877.0 sq. feet)

## Measurements:

Living Room  
23' x 18'6"

Dining Room  
16'0" x 12'3"

Kitchen  
10' x 18'

Utility  
10' x 10'

WC  
3'9" x 6'1"

Bedroom One  
9'9" x 14'5"

En Suite  
6'1" x 8'5"

Bedroom Two  
8'11" x 10'6"

Bedroom Three  
11'6" x 10'8"

Bedroom Four  
10'7" x 8'5"

Bathroom  
6'9" x 8'5"

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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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