SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Monkseaton Road

WELLFIELD, WHITLEY BAY, NE25 9JJ

ASKING PRICE

£280,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Monkseaton Road, Wellfield

ASKING PRICE £280,000 · FREEHOLD

Signature North East are delighted to welcome this charming two-bedroom bungalow to the market, ideally located in the sought-after area of Wellfield in Whitley Bay. This home enjoys a fantastic position, offering an attractive blend of seaside lifestyle and everyday convenience, with close proximity to beautiful beaches, a variety of local shops, cafés, and well-regarded schools. The area also benefits from excellent transport links, including the Tyne and Wear Metro, providing easy access to Newcastle upon Tyne and surrounding areas, making it ideal for both families and commuters.

Upon entering the property, you are welcomed via an enclosed entrance porch, leading into a spacious and bright living room with ample space for a range of furnishings. The room benefits from built-in storage and features an exposed brick fireplace at its centre, creating a warm and cosy atmosphere. The living room flows seamlessly into the dining room, which offers sufficient space for a dining table and enjoys plenty of natural light. The kitchen is fitted with a range of attractive wall and base units, complemented by generous worktop space, and provides access to the side garden.

Continuing through the property, you will find two double bedrooms, both of which offer space for additional furnishings. These rooms are conveniently accessed from the living area. Completing the property is the bathroom, which is fitted with a shower, hand basin and W.C.

Externally, the property boasts a front and side garden area, featuring ample decking space, ideal for outdoor furniture and entertaining. The outdoor space offers a good degree of privacy and also provides access to the garage, part of which has been utilised to extend the kitchen, with the remaining space suitable for storage. Additionally, there is parking available in front of the property, adding to the home's practicality and appeal.





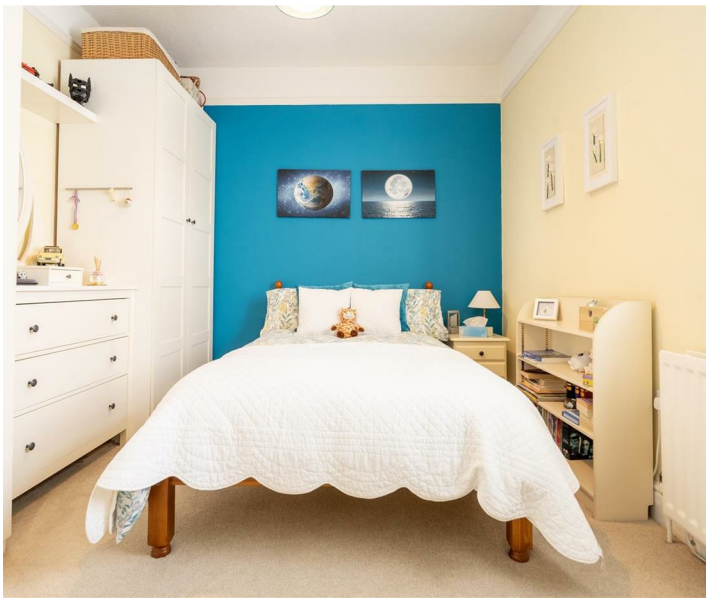
KEY FEATURES

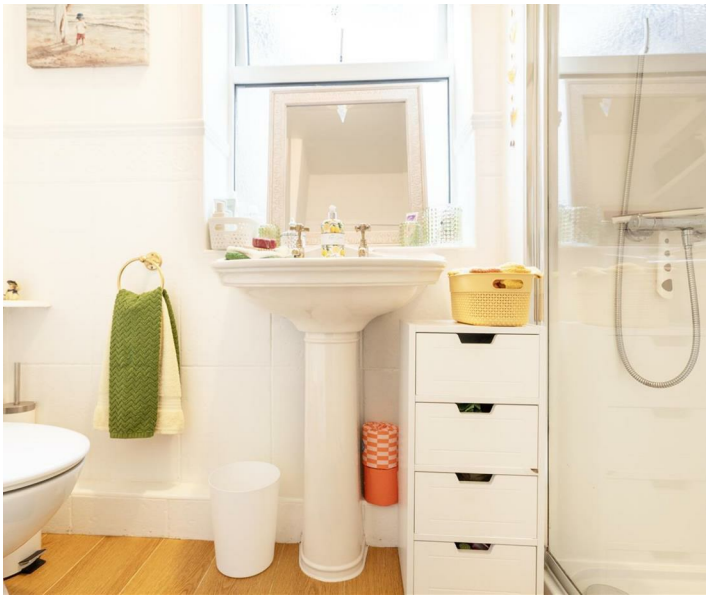
- Charming two-bedroom bungalow located in the desirable Wellfield area of Whitley Bay, close to beaches, shops, cafés, schools & transport links.
- Living room with built-in storage & exposed brick fireplace
- Two double bedrooms
- Private front & side gardens with decking for outdoor use

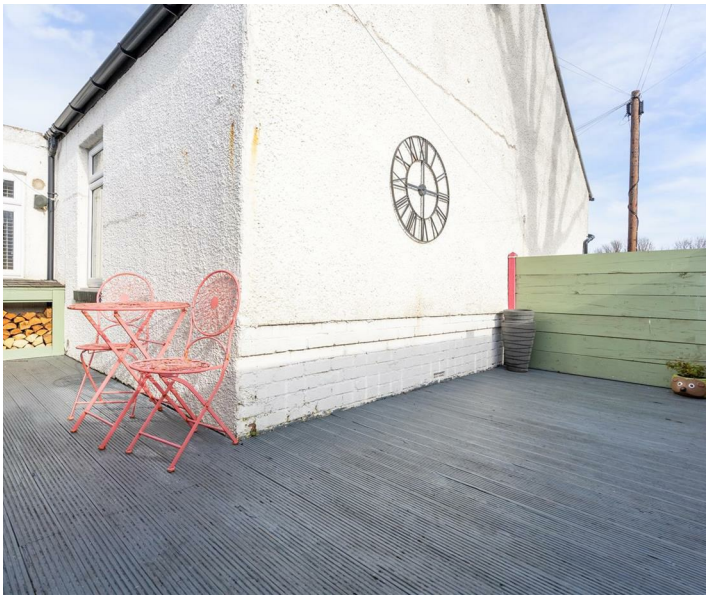
- Council Tax Band B
- EPC Rating D









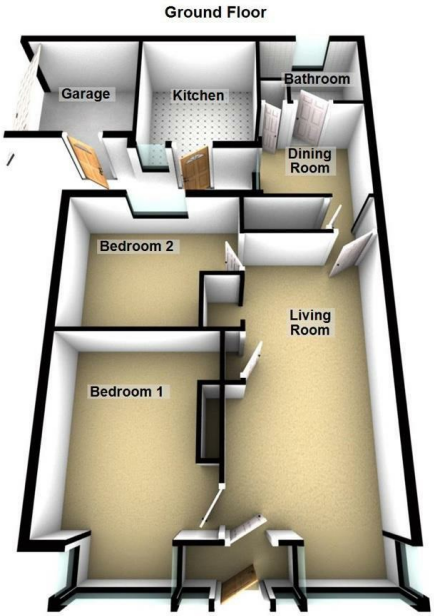


ACCOMMODATION

Room Dimensions

Living Room	6.18 x 3.35 (20'3" x 10'11")
Dining Room	2.52 x 2.49 (8'3" x 8'2")
Kitchen	2.87 x 3.06 (9'4" x 10'0")
Bedroom One	3.93 x 3.4 (12'10" x 11'1")
Bedroom Two	3.07 x 3.96 (10'0" x 12'11")
Bathroom	2.49 x 1.66 (8'2" x 5'5")

FLOOR PLAN



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

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