

SIGNATURE

NORTH EAST

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📍 St. Georges Crescent, Whitley Bay NE25 8BJ

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Asking Price
£515,000

Signature North East are delighted to welcome this four bedroom, link detached house to the market, ideally located in the sought-after area of Monkseaton. Offering generous room sizes throughout, this home enjoys close proximity to the beautiful coastline, excellent local amenities and superb transport links, with Monkseaton Metro within walking distance. Whitley Bay is also easily accessible on foot, and the property falls within the catchment area for well regarded schools, including Whitley Bay High School.

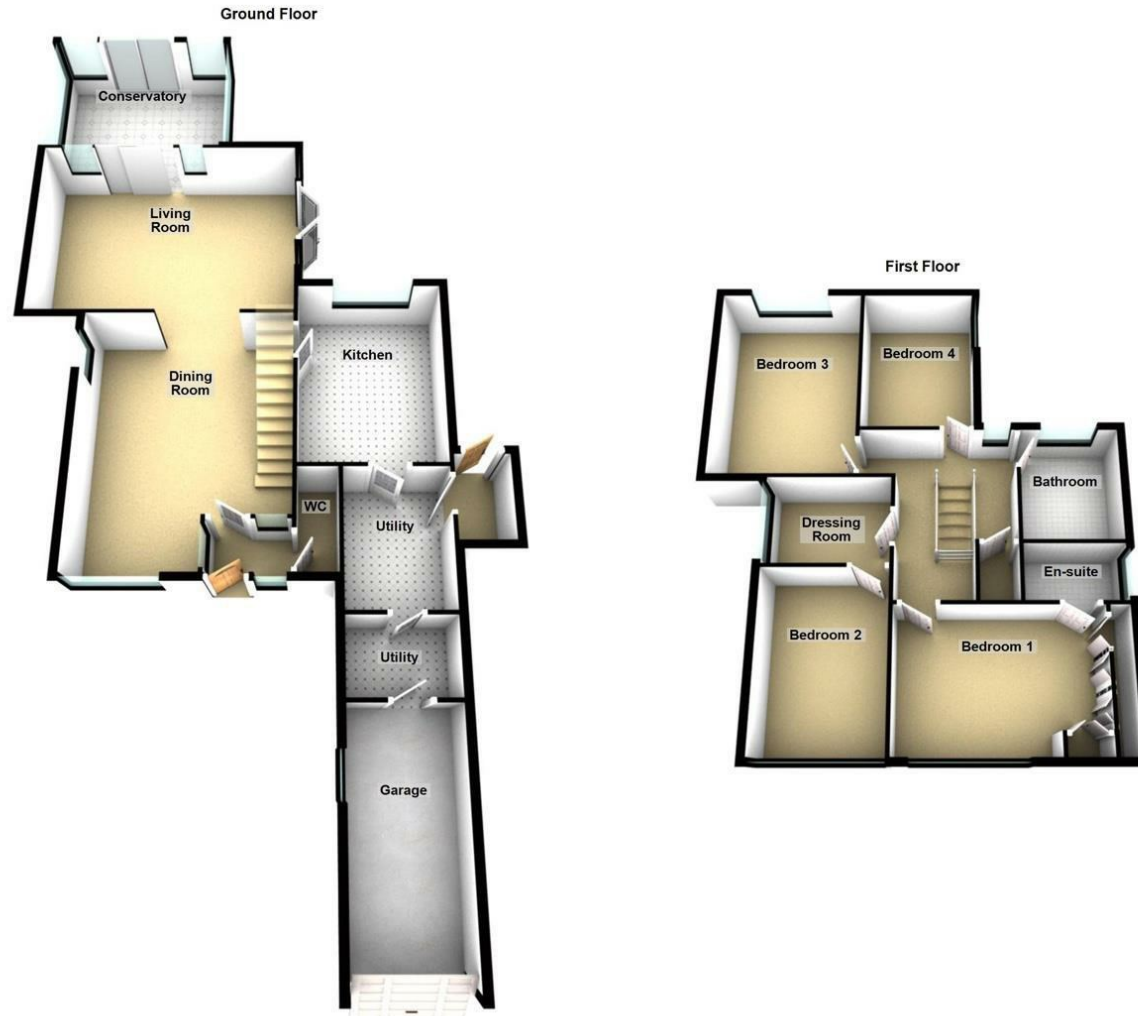
Upon entering, you are greeted by an enclosed porch which also provides access to a convenient W.C. From here, you step into a spacious dining room, perfectly suited to accommodate a family dining table along with additional furnishings. The dining room flows seamlessly into a large living room, offering ample space and direct access to a paved patio area, ideal for outdoor seating. Sliding doors lead from the living room into a bright conservatory, which benefits from an abundance of natural light and further access to the rear garden. The dining room also provides direct entry to the kitchen, fitted with a range of base and wall units alongside integrated appliances, including a double oven and hob. The kitchen leads through to two utility rooms, both offering rear access as well as internal access to the garage.

To the first floor, there are four bedrooms, each comfortably accommodating a double bed and additional furnishings. The principal bedroom benefits from built-in wardrobes and a private en-suite, complete with shower, W.C and hand basin. Bedroom two is accessed via a dressing room, currently utilised as a study, providing a versatile layout. Completing this floor is a family bathroom fitted with a bathtub with handheld shower, hand basin and W.C.

Externally, the property boasts a generous rear garden, mainly laid to lawn with a substantial patio area, ideal for outdoor furniture and entertaining. There is also a patio area to the side of the property, providing additional access to the rear garden. To the front, the home offers off-street parking for multiple vehicles, along with a garage.



PROPERTY FLOORPLAN



Total area: approx. 209.4 sq. metres (2253.7 sq. feet)

Measurements:

Dining Room
20'5" x 15'11"

Living Room
15'7" x 20'9"

Conservatory
11'4" x 14'7"

Kitchen
14'9" x 10'11"

Utility
10'4" x 7'8"

WC
2'11" x 7'9"

Bedroom One
10'8" x 14'7"

En Suite
7'6" x 4'4"

Bedroom Two
13'6" x 9'5"

Dressing Room
9'5" x 6'11"

Bedroom Three
11'5" x 15'1"

Bedroom Four
12'2" x 9'0"

Bathroom
7'8" x 8'7"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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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