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FOR SALE

Kingston Close

WHITLEY BAY, TYNE AND WEAR, NE26 1JW

ASKING PRICE

£420,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Kingston Close, Whitley Bay

ASKING PRICE £420,000 · FREEHOLD

Signature North East are delighted to welcome this property to the market, a well-presented three bedroom semi-detached home situated in the highly sought-after coastal location of Whitley Bay. The property enjoys an enviable position close to the beach, offering a quiet, mainly residential setting with easy access to seaside walks and open coastline. Whitley Bay provides excellent transport links with nearby Metro stations and bus routes, making commuting into Newcastle and surrounding areas straightforward, alongside a range of local amenities and services within close reach. The property is also ideally situated for families, being within close proximity to the three local schools serving the area; Whitley Lodge First School, Valley Gardens Middle School and Whitley Bay High School.

Upon entering the property, you are welcomed into a central hallway accessed via an enclosed porch. The ground floor opens into a large living room, offering ample space for a range of furnishings and featuring a generous bay window that allows plenty of natural light. The living room flows seamlessly into the dining area, which comfortably accommodates a dining table and creates an open plan feel through to the kitchen. From the dining space, bi-fold doors lead directly out to the rear garden. The kitchen provides an abundance of storage through attractive base units, complemented by generous countertop space and a breakfast bar with seating for a couple of stools. The kitchen also benefits from access into the substantial garage, which spans the full length of the house.

To the first floor, the property offers three well-proportioned bedrooms. Bedrooms one and two are both spacious doubles, easily accommodating a double bed along with additional furnishings. Bedroom three is a single room, ideal for a child's room, guest room or home office, with space for further furnishings. The family bathroom completes this floor and comprises a bathtub with overhead shower, hand basin and W.C

Externally, the property boasts a generous rear garden, featuring an artificial lawn and a substantial decking area, ideal for outdoor seating and entertaining. To the front, there is a driveway providing off-street parking for one car.





KEY FEATURES

- Three-bedroom semi-detached home
- Close to Whitley Bay beach
- Large living room
- Near three local schools
- Family bathroom
- Generous rear garden with decking
- Driveway parking

- Council Tax Band C
- EPC Rating D









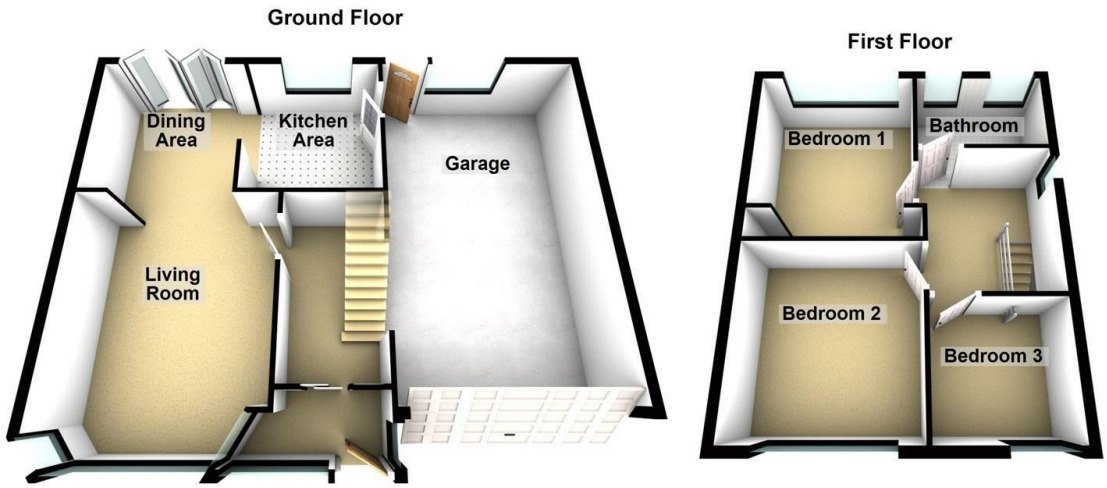


ACCOMMODATION

Room Dimensions

Living Room	5.01 x 4.06 (16'5" x 13'3")
Dining Area	3.16 x 2.94 (10'4" x 9'7")
Kitchen Area	3.16 x 3.12 (10'4" x 10'2")
Bedroom One	3.09 x 3.32 (10'1" x 10'10")
Bedroom Two	3.62 x 3.49 (11'10" x 11'5")
Bedroom Three	2.52 x 2.57 (8'3" x 8'5")
Bathroom	1.65 x 2.67 (5'4" x 8'9")
Garage	7.45m x 4.27m (24'5" x 14'0")

FLOOR PLAN



Total area: approx. 129.3 sq. metres (1392.0 sq. feet)

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