

# SIGNATURE

## NORTH EAST

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 Margaret Road, Whitley Bay NE26 2PQ

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**Asking Price**  
**£169,950**

Signature North East are delighted to welcome this charming one-bedroom ground floor Tyneside flat to the market, ideally situated in the sought-after area of Whitley Bay. Offering an excellent balance of coastal living and convenience, the property is within walking distance of the beach, seafront, cafés, parks and town centre. Popular with both families and professionals, the area benefits from well-regarded schools, strong Metro links into Newcastle, attractive period homes and a friendly residential atmosphere, whilst remaining close to a range of shops, restaurants and local amenities.

Upon entering the property, you are welcomed into the spacious living room which offers ample space for a range of desired furnishings, with a feature fireplace positioned at the heart of the room creating a warm and inviting setting. Leading on from the living room is the kitchen, complete with a range of base and wall units alongside an integrated oven and gas hob. The kitchen also provides direct access to the rear yard.

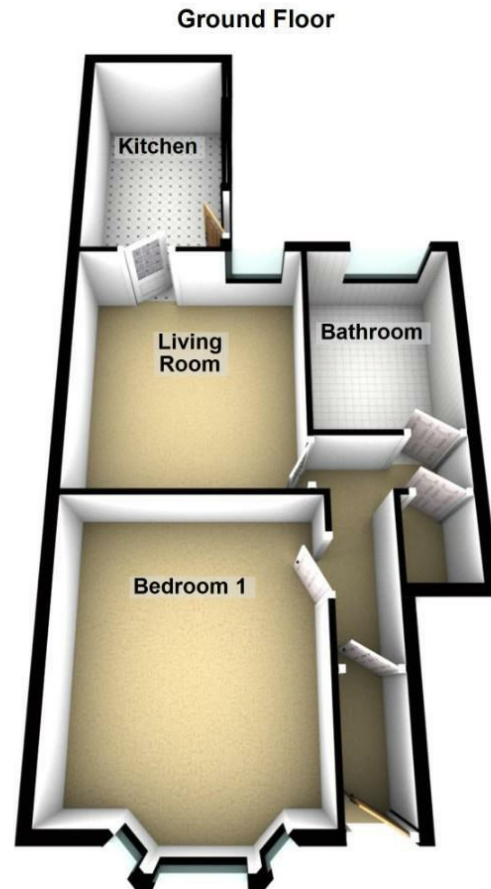
Continuing through the property, you will find a generously sized bedroom positioned to the front of the home, featuring a beautiful bay window and offering plenty of space to comfortably accommodate a double bed and additional furnishings. Completing the internal accommodation is the bathroom, fitted with a bathtub, shower, hand basin and W.C.

Externally, the property benefits from a rear yard with decking space, ideal for outdoor seating and relaxation, as well as a patio area located to the front of the property. On-street parking is also available.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

## Measurements:


Living Room  
14'7" x 12'1"

Kitchen  
13'2" x 7'8"

Bedroom One  
14'7" x 12'9"

Bathroom  
10'10" x 7'7"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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