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📍 Plessey Crescent, Whitley Bay NE25 8PP

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**Asking Price
£495,000**

Signature North East are delighted to welcome to the market this four-bedroom semi-detached family home, ideally situated between Whitley Bay and Cullercoats. The property is within walking distance of beautiful Cullercoats Beach, as well as both Cullercoats and Whitley Bay Metro stations, providing excellent links into Newcastle. A wide range of local amenities, independent cafés, restaurants and shops are also conveniently close by, making this a superb location.

The accommodation comprises a welcoming entrance hallway leading to the main living room, enhanced by a charming bow window that fills the space with natural light. To the rear is an open-plan dining room, family room and kitchen. The dining room and family room benefit from a feature log burner, adding warmth and character. The kitchen is well appointed with a central island, attractive base units, dual windows and access to the sun room. Further benefits include a useful utility room and a downstairs WC. The sun room provides an additional reception area and opens directly onto the decking area overlooking the garden.

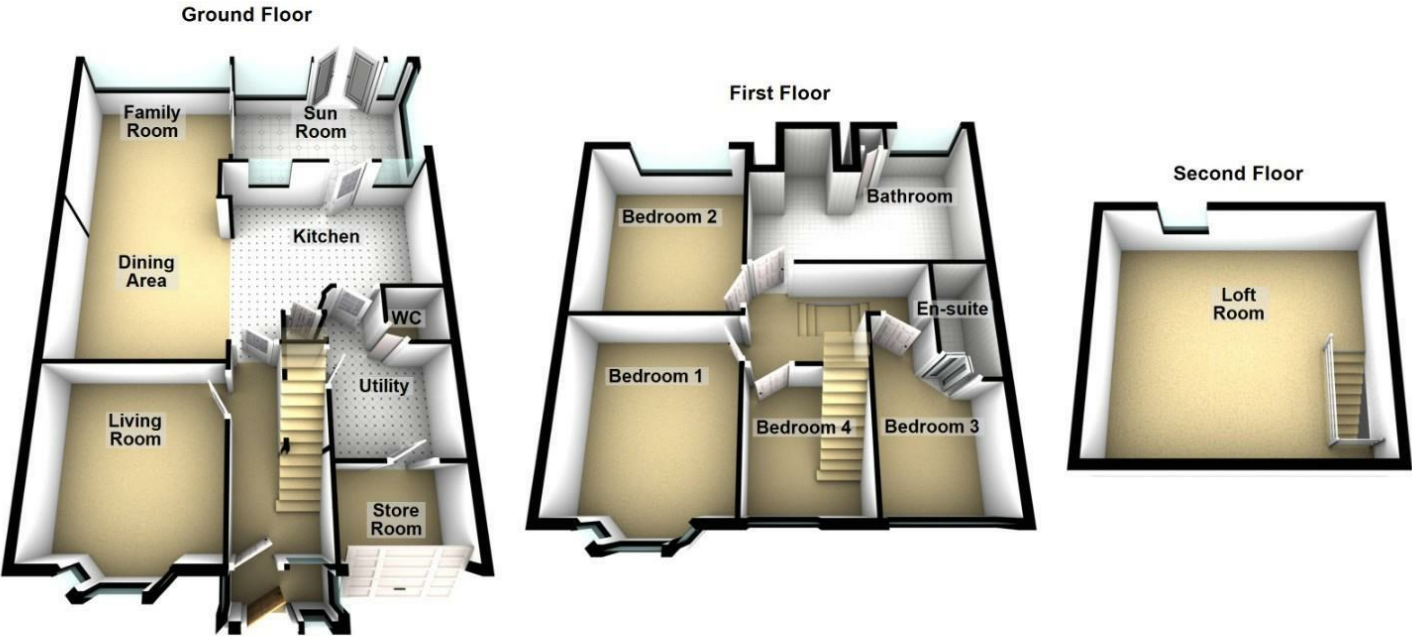
To the first floor are three well-proportioned double bedrooms, one of which enjoys the advantage of an en-suite shower room. Bedroom four is a single room and features stairs leading to the loft room. The family bathroom is exceptionally spacious, with under floor heating, walk-in shower, sunken jacuzzi bath, bidet, hand basin and WC. The loft room has wooden floorboards and is decorated, with skylights providing natural light, and offers potential for use as a bedroom subject to obtaining the necessary planning permissions.

Externally, the property boasts a beautifully maintained rear garden featuring a decking area, paved seating spaces, raised flower beds and a summer house with additional storage and full electrics. To the front, there is off-road parking for multiple vehicles, together with further on-street parking. A garage store room completes this family home.



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

PROPERTY FLOORPLAN



Total area: approx. 185.5 sq. metres (1997.1 sq. feet)

Measurements:

- Living Room
11'10" x 11'10"
- Dining Area
12'1" x 11'10"
- Family Room
11'10" x 12'6"
- Sun Room
9'4" x 13'6"
- Kitchen
11'10" x 14'4"
- Utility
11'1" x 7'9"
- WC
2'7" x 3'11"
- Bedroom One
12'4" x 11'1"
- Bedroom Two
12'2" x 11'1"
- Bedroom Three
13'1" x 7'11"
- Bedroom Four
9'1" x 7'9"
- En Suite
3'7" x 5'0"
- Bathroom
16'0" x 10'11"
- Loft Room
16'0" x 17'11"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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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