

SIGNATURE

NORTH EAST

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 Brook Street, Whitley Bay NE26 1AF

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Offers Over £360,000

Signature North East is excited to present this charming three-bedroom terraced home, featuring ample living space, elegant decor, partial sea views, and a wealth of stunning period details. Located on Brook Street in the heart of Whitley Bay, this property offers the ideal combination of a desirable location close to the award-winning Whitley Bay Beach, perfect for picturesque walks and fun-filled days out, as well as convenient access to a range of amenities such as shops, restaurants, and schools, making it an ideal family home.

Upon entering this lovely home, you will be greeted by a warm and inviting vestibule that leads to a spacious hallway. From here, you can access all of the principal rooms, as well as the staircase. The first room you will encounter is the generously sized living room, which boasts a traditional bay window that floods the space with natural light, a stunning original cast iron fireplace, and a beautiful ceiling rose. Moving on from the living room, you will find the sitting room, a versatile reception space that can be used as a relaxing sitting room or even as a formal dining room. With ample space for desired furnishings, this room offers great flexibility to suit your needs. The central gas fire, adds to the warm and cosy atmosphere.

The Kitchen/Diner is conveniently accessible from both the hallway and the sitting room. The kitchen is a standout feature of this property, with shaker-style wall and base units finished in a beautiful sage colour, perfectly complemented by wood-effect worktops. The central island provides additional countertop space and doubles as a relaxing dining and entertaining area. At the rear of the kitchen, there is plenty of space for a dining table, where you can enjoy your meals while taking in the natural light that floods in through the Bi-folding doors that open out to the yard.

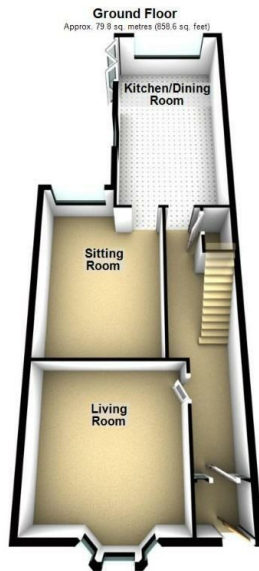
Upstairs to the first floor are the bedrooms, all of which exhibit tasteful décor, the two larger bedrooms provide space for a double bed and both showcase an original fireplace. The third bedroom offers versatility to create a dressing room or office if desired, an ideal opportunity for those working from home. Completing the floor is a four-piece family bathroom, complete with a bath, shower, w.c. and sink.

Stepping outside to the rear of the property, you will find a low-maintenance yard that has been thoughtfully decked, providing the perfect spot to relax and enjoy the summer months.



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

PROPERTY FLOORPLAN



Total area: approx. 146.9 sq. metres (1580.9 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
16'2" x 14'1"

Sitting Room
17'6" x 12'2"

Kitchen / Dining Room
22'7" x 11'6"


Bedroom One
15'8" x 12'4"

Bedroom Two
13'11" x 11'5"

Bedroom Three
9'4" x 7'4"

Bathroom
11'10" x 9'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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