

# SIGNATURE

## NORTH EAST

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📍 Churchill House, Whitley Bay NE26 3AQ



# Churchill House, Whitley Bay NE26 3AQ

**Offers Over £315,000**

Located in a sought after residential area of Whitley Bay is this fantastic, three bedroom, first floor maisonette. Offering well presented living across two floors and a charming blend of tasteful period and modern features throughout, the property is an ideal opportunity for those seeking a truly enviable family home.

The property is accessed from a grand communal entrance hallway with a carpeted staircase leading up to a private entrance on the first floor landing. The accommodation begins in an entrance hallway which provides access through to the principal rooms of the property and the second floor via a spiral staircase. The first floor offers an inviting living room complemented by an attractive fireplace and a modern kitchen showcasing a high quality range of fitted wall, base and drawer units. The first floor is also comprised of a delightful master bedroom complemented by a great flow of space and natural light courtesy of an attractive bay window. There is an additional bedroom and three piece family bathroom.

The second floor is occupied by a spacious landing which provides direct access into a generously proportioned additional bedroom with Velux windows.

Externally the property offers a communal low maintenance paved front garden with planted sections, an allocated residential parking bay and ample space for on street parking.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links as well as highly regarded schooling at all levels. The centre of Whitley Bay offers a wide range of shops, cafés, restaurants and entertainments.



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

# PROPERTY FLOORPLAN



Total area: approx. 92.3 sq. metres (993.0 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  
15'8" x 11'7"

Kitchen  
9'10" x 7'10"

Bedroom One  
14'5" x 13'10"

Bedroom Two  
16'5" x 9'9"

Bedroom Three  
14'2" x 12'0"

Bathroom  
7'8" x 6'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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