

# SIGNATURE

## NORTH EAST

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 Church Close, Whitley Bay NE25 9PG

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## Offers Over £395,000

Signature North East is thrilled to present this lovely three-bedroom detached bungalow situated on Church Close in Whitley Bay. This property sits on a fantastic corner plot of a cul-de-sac and offers great potential for transformation to suit your needs, whether as an investment or a comfortable home. The surrounding area provides an array of useful amenities, including eateries, esteemed schools, and excellent transport links, offering quick access to the picturesque Whitley Bay beach.

Upon entering the home, you are welcomed into an inviting central hallway that provides access to the principal rooms. Moving into the living room, you'll discover a generously sized space with ample room for any desired furnishings. The room features an ornate fireplace, creating a cosy and inviting atmosphere. French doors open out to the rear garden, flooding the room with natural light.

The kitchen/dining room is fitted with wall and base units, along with countertops that offer maximum storage and functionality. Adjacent to the kitchen, there is space for a dining table, creating an inviting social area. Additionally, a large bay window provides the room with plenty of natural light. Access from the kitchen/dining room to the garage is also available.

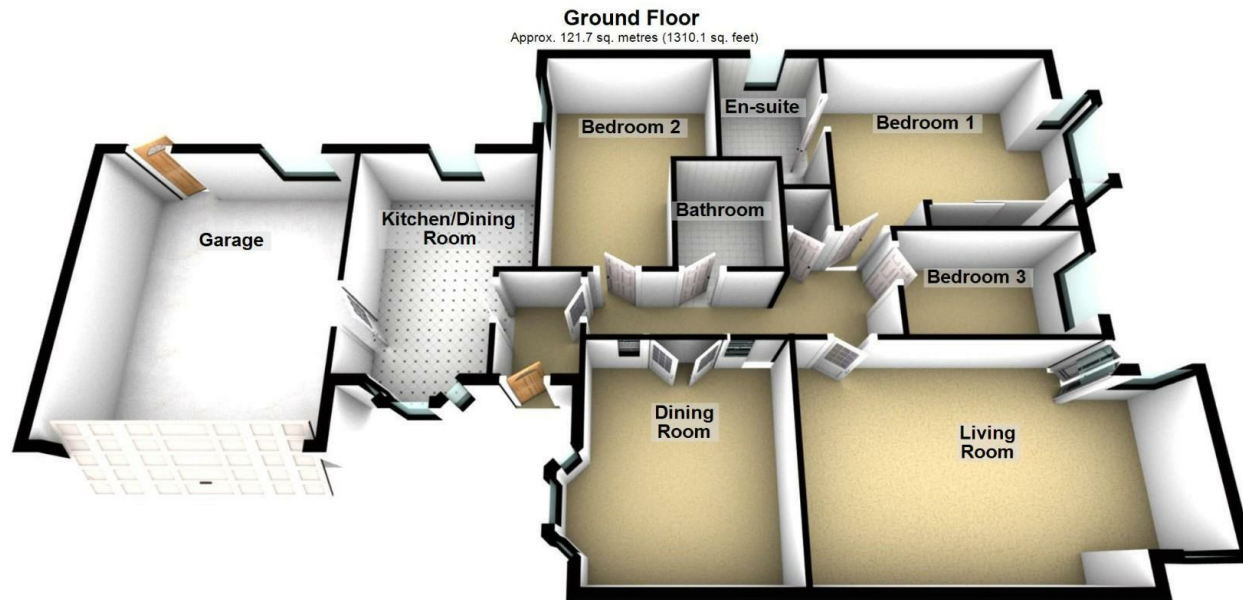
Moving on to the three bedrooms, the master bedroom takes the spotlight. This bedroom is highly spacious, providing room for a double bed alongside additional furnishings. It boasts an en-suite equipped with a shower, WC, and hand basin. The second bedroom is also well-sized, offering space for a double bed, whilst the third bedroom is a versatile space, offering the opportunity to be used as a single bedroom, office/study. The main bathroom is equipped with a bath, overhead shower, WC, and hand basin.

Externally, to the rear of the property, you'll discover a beautiful lawn garden with mature shrubbery, that wraps around the property, making full use of the prestigious corner plot. This area is ideal for outdoor furniture, providing a perfect setting for relaxation and enjoyment. To the front of the home is a paved driveway, with space for 2 cars and access to a double garage.



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

# PROPERTY FLOORPLAN




**Ground Floor**  
Approx. 121.7 sq. metres (1310.1 sq. feet)

Total area: approx. 121.7 sq. metres (1310.1 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:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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