

# SIGNATURE

## NORTH EAST

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Simonside, Whitley Bay NE26 4BN



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**Offers Over £450,000**

Signature North East is delighted to present this brilliant two bedroom bungalow situated in the serene area of Whitley Bay. The property features spacious rooms throughout and benefits from a fantastic location that provides unparalleled views of the countryside from the rear garden. Additionally, it offers proximity to a wealth of useful amenities, including the beautiful coastline, local shops, and eateries, presenting a great opportunity for those seeking an inviting and well-located home.

Stepping into this delightful home, you are warmly welcomed by an inviting central hallway that provides access to the main principal rooms, along with a conveniently located W.C. Upon entering the living room, abundant natural light floods in through the large window and bi-fold doors, leading to the rear garden. The room features a fireplace with a surround and ample space to accommodate any desired furnishings. Moving on, you will enter the kitchen area, where a plethora of storage space is provided through shaker-style wall and base units.

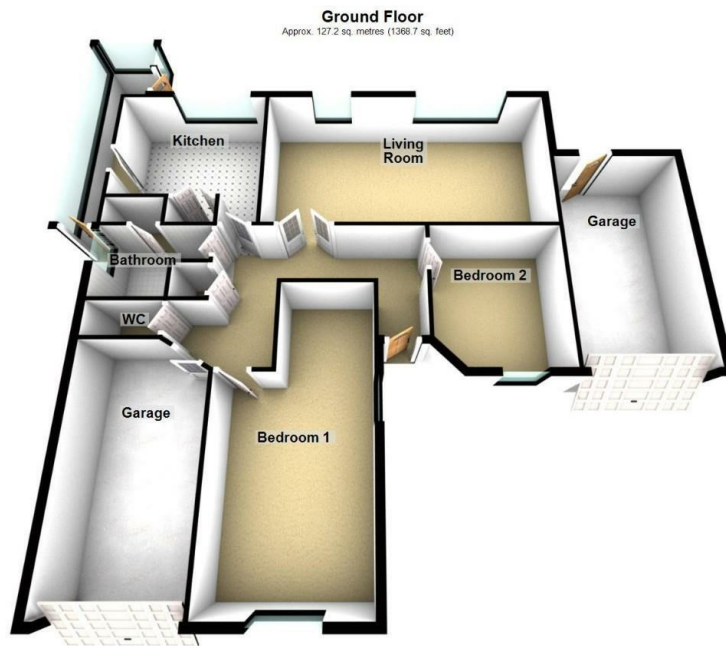
Continuing your journey, you will discover two generously sized bedrooms, both easily accommodating a double bed along with any of your preferred furnishings. Completing the home is the main bathroom, featuring a bathtub, shower, and hand basin.

Externally, to the rear of the property, you will discover an expansive garden predominantly laid with a beautiful lawn, surrounded by scenic greenery and shrubbery. Additionally, there is a raised paved patio, providing the perfect place for relaxation and enjoying tranquil views of the countryside. This property also offers a wealth of off-street parking through garages and a driveway.



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

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 127.2 sq. metres (1368.7 sq. feet)

Total area: approx. 127.2 sq. metres (1368.7 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  
22'9" x 11'10"

Kitchen  
11'10" x 11'10"


Bedroom One  
21'10" x 11'1"

Bedroom Two  
11'1" x 9'10"

Bathroom  
8'6" x 5'10"

WC  
5'6" x 2'7"

## 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>		
(55-68) <b>D</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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