

# SIGNATURE


## NORTH EAST

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 Queens Road, Whitley Bay NE26 3BH



# Queens Road, Whitley Bay NE26 3BH

**Offers Over £425,000**

Signature North East takes great pride in introducing this charming 4-bedroom terraced home from the 20th century to the market. The residence features impressive high ceilings, exquisite ceiling roses, alluring sash windows and retains its original architectural elements. Situated in an enviable location, this property is just a short 15-minute stroll away from the stunning coastline, offering residents a picturesque setting. Additionally, the home is conveniently close to a plethora of essential amenities, enhancing its overall appeal.

Upon entering this exquisite residence, you are warmly greeted by a vestibule that guides you into a central hallway, providing access to the inviting living room. Bathed in natural light through a delightful bay window, this room boasts elegant ceiling cornicing and a decorative rose, offering ample space for your preferred furnishings. Progressing further, you enter the dining room, a generously sized area capable of accommodating a large dining table along with your chosen furnishings. Transitioning to the kitchen diner, you'll discover an abundance of storage facilitated by skater-style wall and base units. This space also features room for a dining table, creating an ideal setting for casual dining. Adjacent to the kitchen is a utility room for your convenience, providing access to the rear garden. Towards the back of the property, a shower room installed five years ago awaits, showcasing a walk-in shower, a vanity with a hand basin, and a W.C.

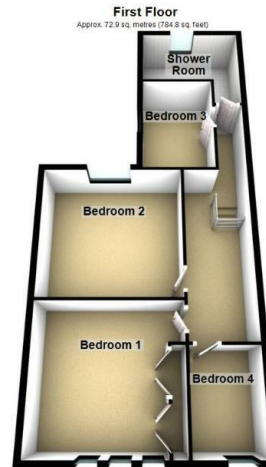
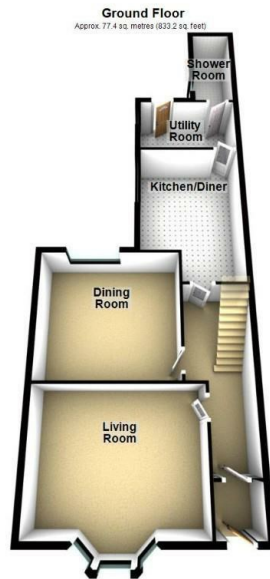
Ascending to the first floor, you will find four generously sized bedrooms, with two of them easily accommodating a king-sized bed along with your preferred furnishings. The remaining two single bedrooms provide versatile spaces that can be adapted to suit your specific needs. Completing this floor is the well-appointed shower room, showcasing a walk-in shower, a vanity with a hand basin, and a w.c.

Externally, to the rear of the home, a paved patio area awaits. Formerly a garage, it has been thoughtfully transformed to provide ample space for outdoor living furniture, creating an ideal setting to relax and unwind.



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

# PROPERTY FLOORPLAN



Total area: approx. 150.3 sq. metres (1618.0 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  
16'6" x 13'3"

Dining Room  
14'3" x 13'3"

Kitchen / Diner  
16'0" x 10'11"

Utility Room  
10'11" x 6'4"

Shower Room  
9'11" x 4'4"

Bedroom One  
14'3" x 13'9"


Bedroom Two  
14'3" x 13'7"

Bedroom Three  
10'10" x 7'8"

Bedroom Four  
9'7" x 6'7"

Shower Room  
10'11" x 9'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>69</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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