

# SIGNATURE


## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







 Linton Road, North Tyneside NE26 4NX



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## Offers Over £340,000

Signature North East is pleased to introduce this charming three-bedroom residence. Nestled in the heart of Whitley Bay, this beloved family home boasts generously sized rooms and an excellent location, just a 10-minute stroll to the beach. Enjoying proximity to great restaurants, shops, and convenient transportation links, this property presents a wonderful opportunity for families seeking a well-loved and strategically situated home.

Upon entering this property, you are greeted by an inviting vestibule that leads you to the central hallway and a conveniently located WC. The first stop is the living room, featuring a fireplace with a surround that creates a cosy ambiance. This room offers ample space for furnishings. Next, you arrive at the dining room, easily accommodating a family dining table. From here, you can access the kitchen, adorned with wall and base units providing abundant storage space. The conservatory serves as an ideal spot to relax and overlook the garden, and from here, you can access the rear garden.

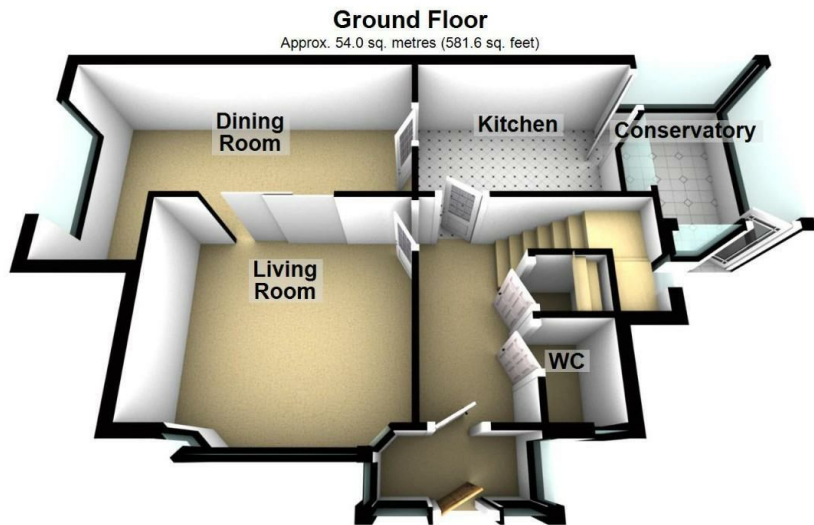
Ascending to the first floor, you will find three generously sized bedrooms, with two easily accommodating a double bed and your preferred furnishings. The third single bedroom serves as a versatile space, ready for your transformation. Completing the home is the bathroom, fitted just five years ago, which includes a walk-in shower, hand basin, and WC.

Externally, to the rear of the home, you'll discover a generous back garden, complemented by side gardens adorned with a lovely lawn and enhanced by greenery and trees. Off-street parking is conveniently available for cars through a spacious driveway and a detached garage.

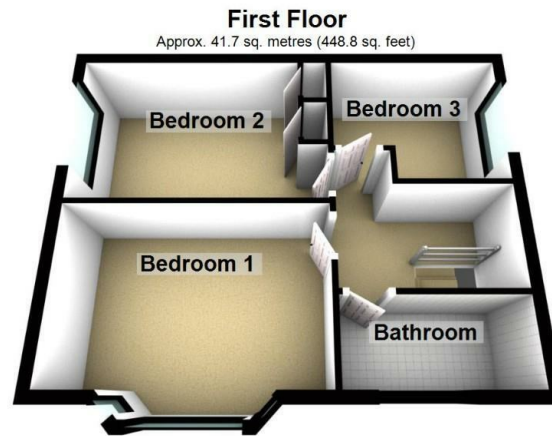


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 54.0 sq. metres (581.6 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.8 sq. feet)

Total area: approx. 95.7 sq. metres (1030.4 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  
12'4" x 10'6"

Dining Room  
17'8" x 11'1"

Kitchen  
11'3" x 7'6"

Conservatory  
9'0" x 6'5"

WC  
4'5" x 3'3"


Bedroom One  
14'1" x 9'4"

Bedroom Two  
14'1" x 8'10"

Bedroom Three  
9'6" x 7'6"

Bathroom  
9'6" x 4'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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