

# SIGNATURE


## NORTH EAST

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 Chathill Close, Whitley Bay NE25 9LN



# Chathill Close, Whitley Bay NE25 9LN

**Asking Price**  
**£250,000**

Signature North East is delighted to welcome to the market this charming 3-bedroom terraced home, located in the highly sought-after area of Whitley Bay. Nestled in a quiet and private location, this property is in close proximity to the beautiful coast. For those who commute across the North East, the West Monkseaton Metro station is just a 5-minute walk away. This is also an ideal location for families, with the highly regarded Valley Gardens Middle School and Whitley Bay High School just around the corner. The area is brimming with amenities, including the vibrant Whitley Bay High Street and Monkseaton, which feature numerous independent bars, restaurants, and cafés.

As you step inside, you are greeted by a large living room that offers ample space for your desired furnishings. A large window allows natural light to flood the space, creating a bright and inviting atmosphere. Adjacent to the living room is the dining room, which provides access to the rear garden through an elegant patio door. The kitchen offers plenty of space with attractive wall and base units, complemented by sleek countertops. The open-plan connection between the living room, dining room, and kitchen makes this space perfect for entertaining guests.

Continuing your journey to the first floor, you will discover three bedrooms. Bedrooms 1 and 2 offer enough room for a double bed and desired furnishings, with Bedroom 1 featuring a large cupboard for ample storage. Bedroom 3 provides versatile options and can be used as a study, dressing room, or children's room. Completing this floor is a well-appointed bathroom featuring a bathtub and shower combination, hand basin, and W.C.

Externally, this home offers a spacious yard area with a generous patio, perfect for outdoor furniture and alfresco dining. The garden is very private, providing a serene retreat. There is room for two cars at the front of the property, and to the rear, there is a private car park with an allocated space.



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

# PROPERTY FLOORPLAN

## Measurements:

Living Room  
14'4" x 11'8"

Dining Room  
10'2" x 8'7"

Kitchen  
10'2" x 6'0"

Bedroom One  
15'0" x 11'5"

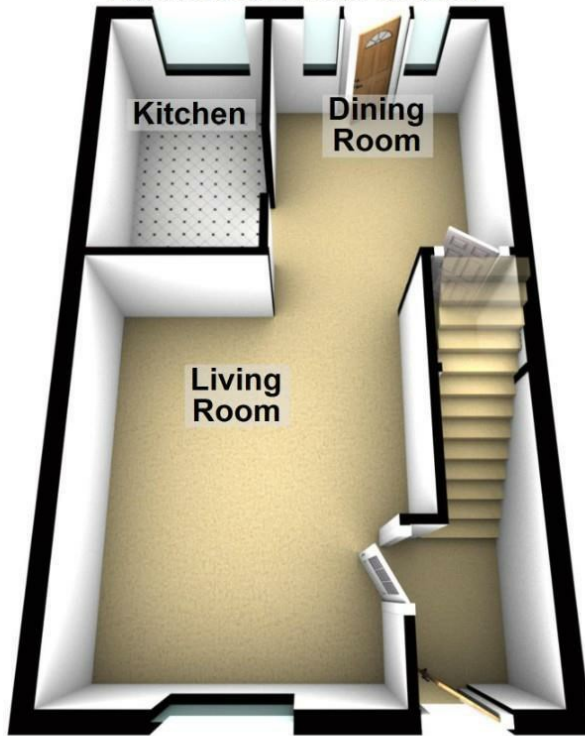
Bedroom Two  
9'3" x 7'5"

Bedroom Three  
7'7" x 7'3"

Bathroom  
6'4" x 6'1"

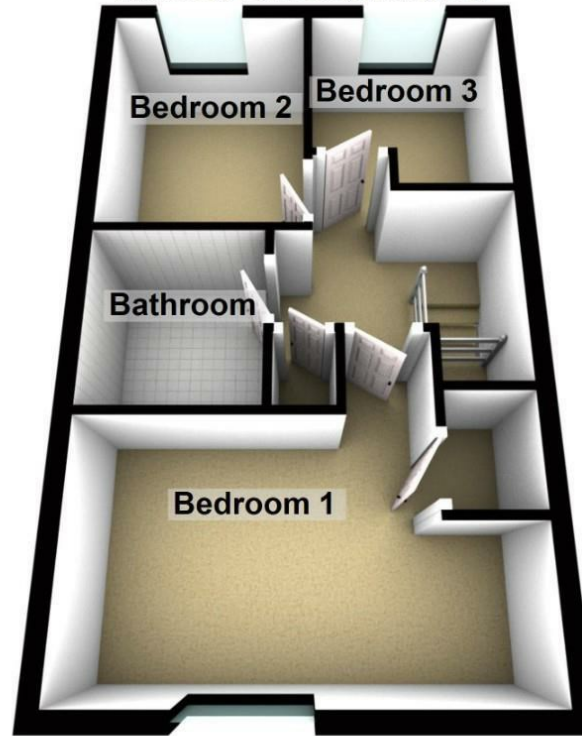
### Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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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