

# SIGNATURE

## NORTH EAST

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





Earsdon Road, NE25 9SS

Earsdon Road,  
NE25 9SS

Asking Price  
£370,000

Signature North East welcomes you to this charming semi-detached house in West Monkseaton, Whitley Bay. Located in the sought-after area this property offers a peaceful and friendly neighbourhood to call home. West Monkseaton offers excellent road connectivity. Key routes include the A19 for north-south travel and the Coast Road towards Tynemouth and Newcastle. The nearby West Monkseaton Metro Station enhances public transport options. The area features several reputable schools, including Monkseaton High School, you'll have everything you need right at your doorstep.

As you step inside this property, you will find charming original features throughout and beautiful plantation shutters on all the windows, blending modern and character elements. The living room offers a large window that bathes the space in natural light, while the feature wall with a wood-burning stove creates a relaxed atmosphere. Seamlessly connected, the dining room offers access to the back garden. The kitchen offers ample wall and base units for storage and is completed with a double oven, fridge, and dishwasher. The large window offers views of the back garden. The open space layout makes this property functional and perfect for hosting gatherings or keeping an eye on the kids.

On the first floor, there are three bedrooms—two doubles and one single—offering the perfect retreat at the end of the day. The family bathroom is a four-piece suite with a bathtub and a separate walk-in shower. For additional storage, the loft has been boarded.

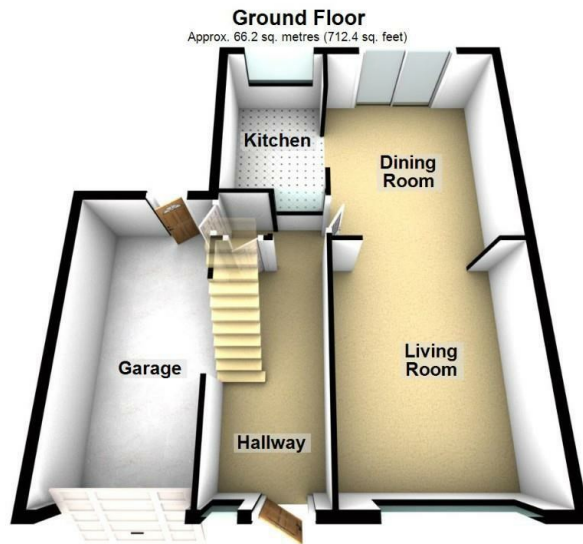
Outside, the large back garden invites you to enjoy the outdoors, with a patio area and a green space including a greenhouse and a food-growing section. The property also offers a single garage for additional storage or parking, along with a double driveway.

Don't miss out on the opportunity to make this house your own and create lasting memories. Call Signature North East today and book a viewing.



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

# PROPERTY FLOORPLAN



Total area: approx. 114.1 sq. metres (1228.2 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:

Hallway  
6'10" x 18'2"

Living Room  
11'11" x 14'8"

Dining  
14'5" x 11'10"

Kitchen  
6'8" x 10'11"

Garage  
8'3" x 17'2"

Bedroom 1  
14'11" x 11'10"

Bedroom 2  
11'10" x 11'10"

Bedroom 3  
7'7" x 6'9"

Bathroom  
8'6" x 6'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News