

SIGNATURE

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📍 Kenilworth Road, Whitley Bay NE25 8BB

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Offers Over £400,000

Signature North East welcomes you to Kenilworth Road, Monkseaton, Whitley Bay. This stunning 5-bedroom terraced house, situated in a highly sought-after area, perfectly combines residential comfort with convenient amenities. With excellent transport links, Monkseaton Metro Station is just a 5-minute walk away, making it ideal for commuting and exploring the wider area. Families will appreciate the proximity to reputable schools, along with the abundance of green spaces and parks that promote a healthy, active lifestyle. Additionally, nearby road networks provide easy access to other regions.

Spanning three levels, this beautifully presented home retains its charming original features while seamlessly incorporating modern conveniences, creating the perfect balance of character and contemporary living. Upon entering, the hallway leads to a welcoming family room featuring a charming fireplace and a bay window, making it the ideal space for quality time with loved ones. Adjacent to this is the kitchen/diner, which serves as the heart of the home. The modern kitchen boasts sleek base units and ample granite counter space, completed with dishwasher, hob and cooker, while the dining area accommodates both formal gatherings and casual meals with ease. Custom-designed pull-out units under the stairs maximize storage by efficiently utilizing otherwise unused spaces. The utility room offers convenient outdoor access to the rear garden and includes a dedicated boot room for additional storage. A WC off the utility room completes the ground floor.

The first floor features three well-appointed bedrooms. Bedrooms one and two are generously sized doubles that provide a peaceful retreat, while bedroom three is currently being used as a home office. Completing this level is the stylish family bathroom, thoughtfully designed with underfloor heating and equipped with both a bathtub and a separate walk-in shower, ensuring comfort catering to the needs of busy households.

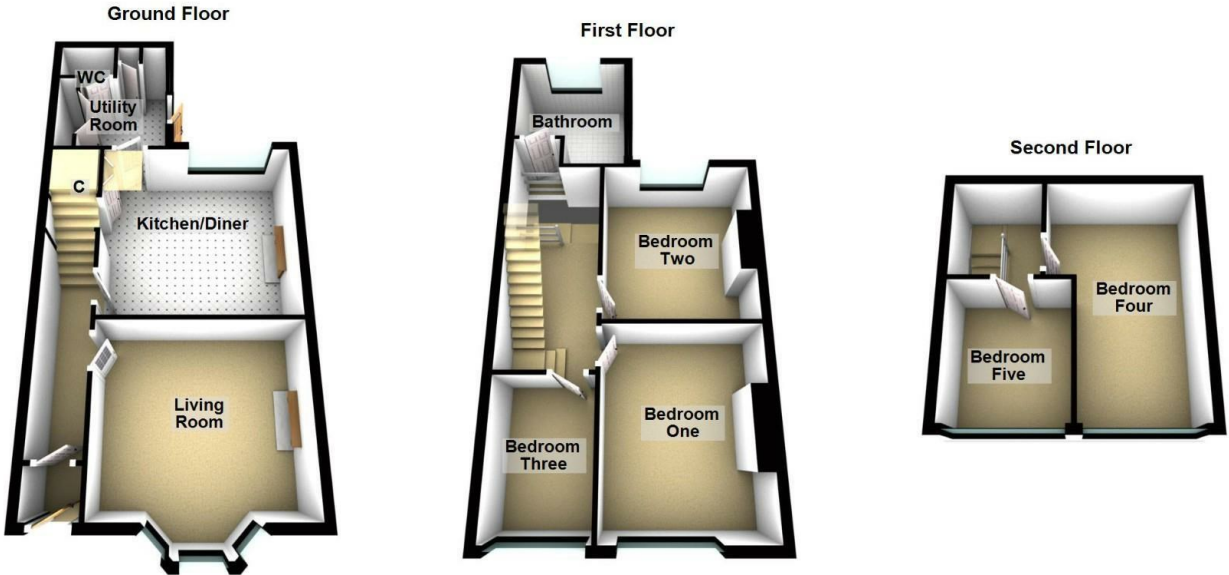
The second floor offers two additional bedrooms, making it ideal for hosting guests or accommodating extended family. There is also a fully boarded loft, providing valuable extra storage space.

The low-maintenance rear garden is ideal for outdoor enthusiasts, featuring artificial grass with a padded underlay for added comfort. Additionally, the backyard offers more space than the average Victorian terrace, providing ample room for relaxation and activities. This private backyard provides convenient access to the rear of the property, with on-street parking available nearby without the need for a permit.



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


PROPERTY FLOORPLAN



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
14'5" x 13'5"
- Kitchen / Diner
13'4" x 12'7"
- Utility Room
9'3" x 8'1"
- Bedroom One
12'11" x 10'4"
- Bedroom Two
12'1" x 10'4"
- Bedroom Three
9'7" x 6'3"
- Bathroom
9'2" x 8'2"
- Bedroom Four
15'2" x 7'6"
- Bedroom Five
8'11" x 7'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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