

# SIGNATURE

## NORTH EAST

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 Friars Rise, Whitley Bay NE25 9BA



# Friars Rise, Whitley Bay NE25 9BA

**Asking Price**  
**£170,000**

Signature North East is delighted to present Friars Rise, Whitley Bay — a charming 2-bedroom apartment with stunning green views overlooking Langley Playing Fields. Situated in a peaceful part of Whitley Bay, this property offers a relaxed lifestyle with a variety of local amenities right on your doorstep. Excellent road networks provide easy access to neighbouring towns and cities, while public transport links connect you to Whitley Bay town centre and Monkseaton metro station, ensuring effortless travel to Newcastle city centre and beyond. Families will also appreciate the proximity to reputable schools. Perfectly balancing convenience and tranquillity for those seeking a comfortable and well-connected home in a serene setting.

Upon entering the apartment, the hallway leads to a bright and inviting living room on the left. This space features a large window and French doors opening to a Juliet balcony, allowing plenty of natural light to flood the room — the perfect spot for relaxing or spending quality time with loved ones. The kitchen/dining room seamlessly combines meal preparation with dining, making it ideal for both formal and casual gatherings. The kitchen is equipped with a range of wall and base units, providing ample storage and counter space for meal prep. It also comes complete with a washing machine and fridge for added convenience.

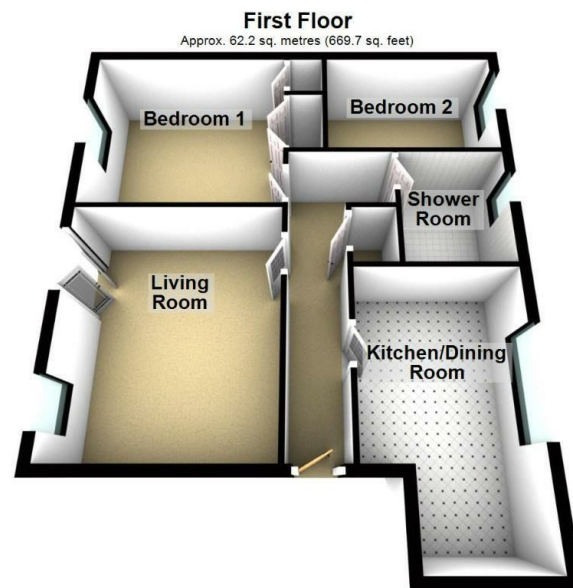
The two double bedrooms are thoughtfully positioned away from the main living areas, creating a tranquil retreat. Bedroom one, currently utilised as an additional living room, benefits from built-in storage cupboards. A centrally located shower room is perfectly placed to serve both bedrooms and guests, offering practicality and style.

Outside, the property boasts the convenience of private outdoor parking, with an allocated space directly in front of the building, ensuring easy access.



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

# PROPERTY FLOORPLAN



Total area: approx. 62.2 sq. metres (669.7 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  
14'3" x 12'0"

Kitchen / Dining Room  
15'4" x 9'2"

Bedroom One  
12'0" x 10'7"

Bedroom Two  
10'5" x 6'9"

Shower Room  
7'3" x 6'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</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		

England & Wales

EU Directive  
2002/91/EC











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