

SIGNATURE

NORTH EAST

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📍 Cauldwell Lane, Whitley Bay NE25 8LR

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**Asking Price
£550,000**

Signature North East welcomes you to this three-bedroom semi-detached corner plot home, ideally located in the sought-after area of Whitley Bay. This fantastic property offers scope to extend, providing an exciting opportunity to create a dream family home. Perfectly positioned, it's close to local eateries, schools, green spaces, and a range of amenities. The picturesque Whitley Bay Beach is just a short drive away, while West Monkseaton Metro Station offers excellent transport links across the North East.

Step through the entrance hallway, featuring charming original panelling, and into the spacious living room. This bright and inviting space offers ample room for furnishings and boasts a large bay window that fills the room with natural light. The generous dining room is ideal for entertaining and provides access to the rear garden. The kitchen is fitted with a range of wall and base units complemented by practical worktops and integrated appliances including a dishwasher, fridge, and oven. A convenient cupboard with space for a washing machine is accessed from the kitchen, and a relaxing sunroom completes the ground floor.

Upstairs, you'll find three spacious double bedrooms, each enhanced by elegant bay windows that add character and light. Completing this floor is a separate W.C. and the family bathroom, featuring a bathtub, walk-in shower, wash basin, and W.C., designed for both style and functionality.

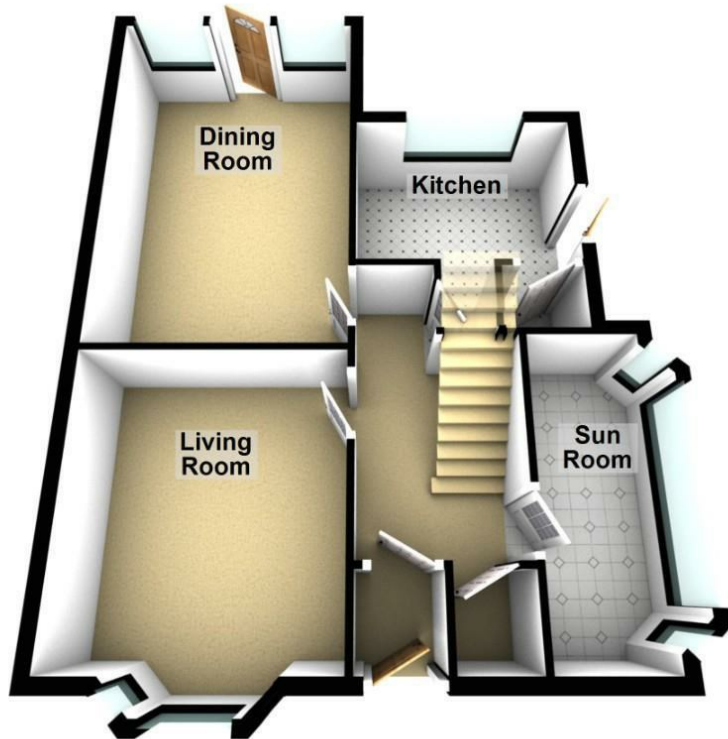
Externally, this home sits on a generous corner plot with a well-maintained lawn and a patio area, perfect for outdoor furniture and dining. A garage offers additional storage or parking, while a large driveway provides ample off-street parking. This Whitley Bay property combines space, charm, and potential in a highly desirable location, a wonderful opportunity for families and buyers alike.



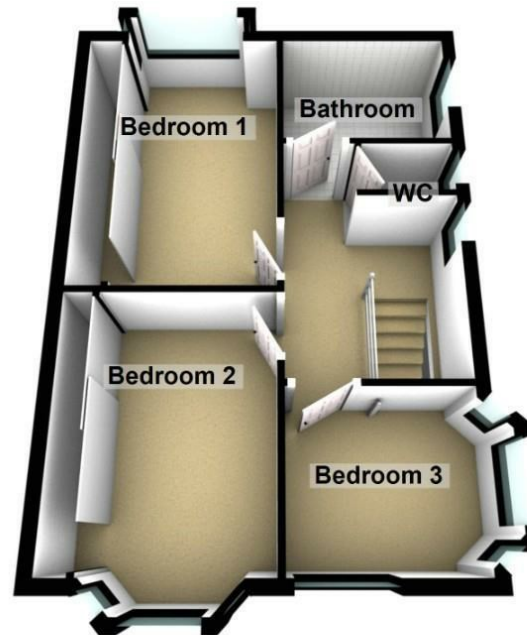
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Measurements:

Living Room
11'11" x 11'7"

Dining Room
17'8" x 11'11"

Kitchen
7'6" x 10'4"

Utility
3'0" x 3'7"

Sun Room
12'4" x 5'6"

Bedroom One
13'5" x 9'7"

Bedroom Two
12'0" x 10'1"

Bedroom Three
7'10" x 8'7"

Bathroom
6'11" x 5'10"

WC
4'1" x 2'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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