

SIGNATURE

NORTH EAST

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





📍 Duke Street, Whitley Bay NE26 3PP

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**£1,075 Per Calendar
Month**

Signature North East are delighted to welcome this charming two-bedroom terraced home to the lettings market, ideally located in the heart of Whitley Bay. Perfectly positioned, the property enjoys easy access to a wide range of amenities including local shops, schools and popular eateries. Park View and Whitley Bay town centre are just a short distance away, while Monkseaton Metro Station is within easy walking distance, providing excellent transport links. The beautiful Whitley Bay Promenade and sandy beach are also close by, ideal for enjoying coastal walks and leisure time.

Upon entering through the hallway, you are welcomed into a spacious living room, where a large window allows natural light to fill the room and a character fireplace creates a warm focal point. The living room flows through to a second reception room, currently used as a dining room, offering versatile additional living space with its own fireplace and bright window. The recently installed kitchen is fitted with attractive wall and base units complemented by sleek worktops. A convenient cloakroom completes the ground floor. To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefitting from built-in storage. The family bathroom comprises a bathtub, wash basin and WC. Externally, the property benefits from a private rear yard with shutters, offering the advantage of off-street parking.

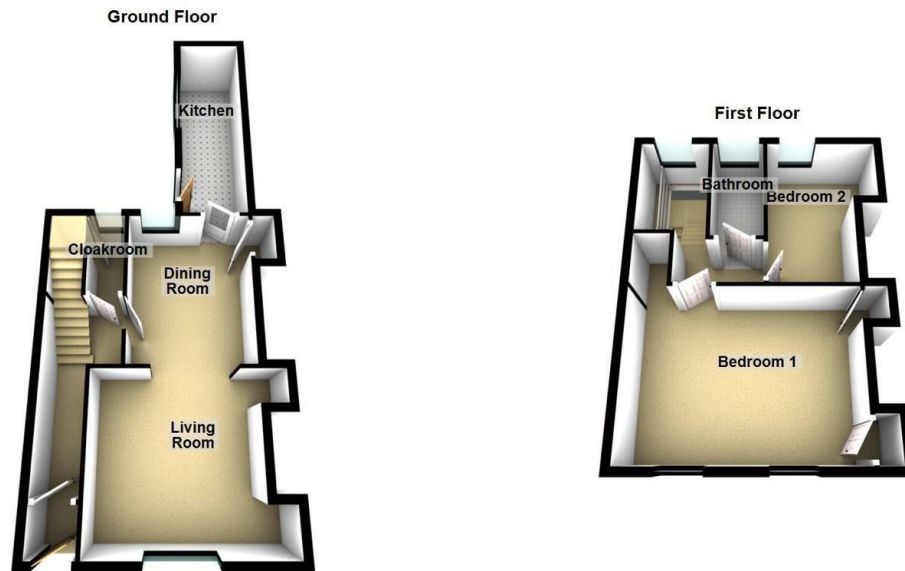
TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.



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

PROPERTY FLOORPLAN



Total area: approx. 85.7 sq. metres (922.4 sq. feet)

Measurements:

Living Room
12'4" x 6'6"

Dining Room
11'10" x 9'8"

Kitchen
17'8" x 5'3"

Cloakroom
6'6" x 2'10"

Bedroom One
11'10" x 16'10"

Bedroom Two
12'1" x 7'0"

Bathroom
4'2" x 8'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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