

SIGNATURE

NORTH EAST

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📍 Plessey Crescent, Whitley Bay NE25 8PP

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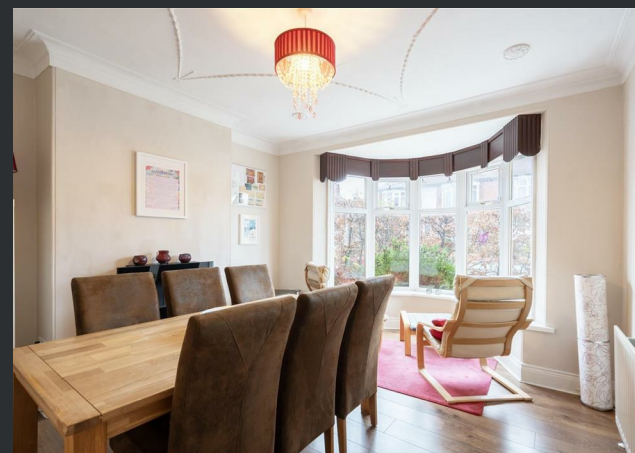
Offers Over £465,000

Signature North East welcomes you to this charming four-bedroom, semi-detached 1930s home set in the heart of Whitley Bay. With the beautiful Cullercoats Beach and Marden Quarry Nature Reserve close by, it offers an enviable coastal lifestyle. A variety of convenient amenities, along with popular pubs and eateries, are just a short stroll away, while Cullercoats Metro Station provides excellent transport links for effortless commuting.

Entering through the hallway, you're welcomed into the first reception room, currently arranged as a spacious dining area and enhanced by a bow window and elegant ceiling detailing. Continue through to the generously sized living room, where an ornate fireplace and sliding doors leading to the rear garden create a warm, characterful space filled with natural light. The spacious kitchen offers attractive wall and base units, contemporary countertops, and an adjoining dining area that adds to the home's sociable atmosphere. A convenient utility room completes the ground floor.

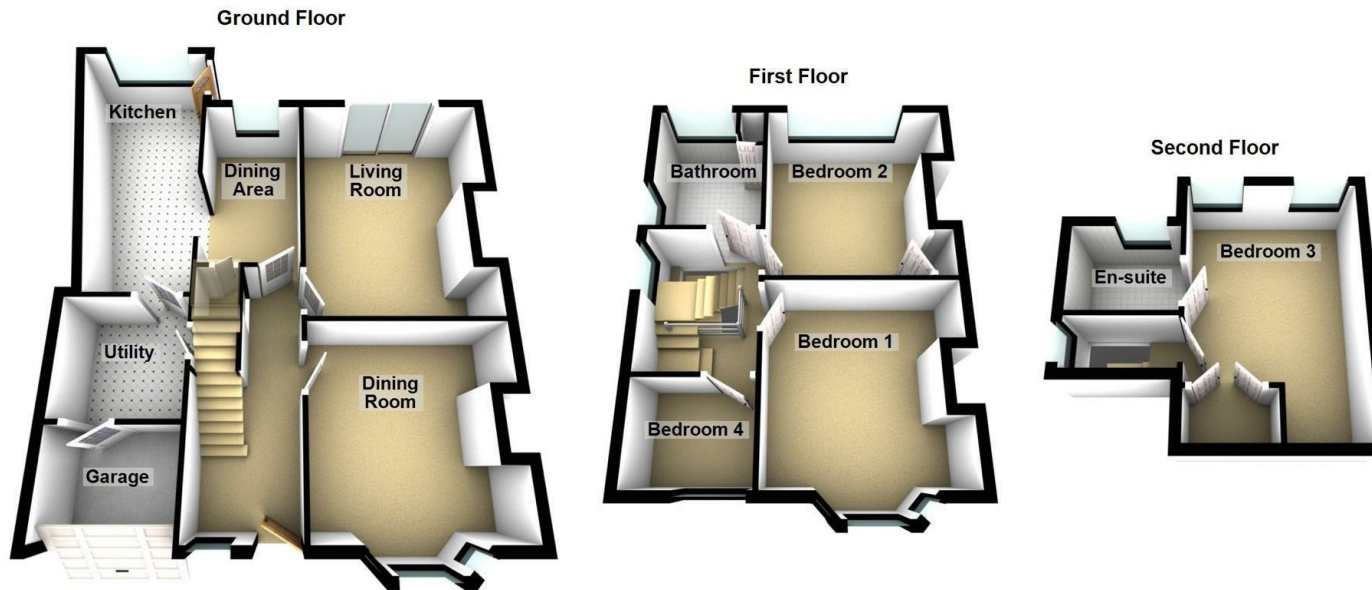
To the first floor, you'll find three bedrooms, two of which are well-proportioned doubles, including the principal bedroom which enjoys a charming bow window. The family bathroom, fitted with a bath, overhead shower, wash basin and WC, completes this floor. The second floor offers a spacious loft room with an en suite, providing a comfortable additional bedroom or versatile living space.

Externally, the property boasts a well-sized rear garden laid to lawn and patio, complete with a delightful pergola and seating area, perfect for outdoor dining and relaxation. Off-street parking is available via a garage and driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 136.0 sq. metres (1463.6 sq. feet)

Measurements:

Living Room
15'5" x 6'6"

Dining Room
12'1" x 6'6"

Kitchen
18'8" x 8'9"

Dining Area
11'5" x 6'5"

Utility
7'3" x 7'7"

Bedroom One
12'2" x 6'6"

Bedroom Two
12'5" x 6'6"

Bedroom Three
15'5" x 10'2"

En Suite
5'2" x 6'5"

Bedroom Four
6'6" x 7'2"

Bathroom
8'3" x 7'2"

Garage
7'5" x 7'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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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