

SIGNATURE

NORTH EAST

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📍 Duke Street, Whitley Bay NE26 3PP

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Asking Price
£285,000

Signature North East welcomes you to this charming two-bedroom terraced home, ideally located in the heart of Whitley Bay. Perfectly positioned, the property enjoys easy access to a fantastic range of convenient amenities including local shops, schools and popular eateries. The well-known Park View and Whitley Bay town centre are close by, while Monkseaton Metro Station is just a short walk away, offering excellent transport links. Whitley Bay Promenade and its beautiful sandy beach are also only a short distance away, ideal for coastal walks and leisure time.

Step through the entrance hallway into the spacious living room, where a large window fills the space with natural light and a character fireplace provides a welcoming focal point. The living room flows through to a second reception room, currently used as a dining room, offering additional flexible living space and featuring its own fireplace and a bright window. From here, step into the recently installed kitchen, which offers attractive wall and base units with complementary worktops. Integrated appliances include a hob and extractor fan, and a convenient cloakroom completes the ground floor.

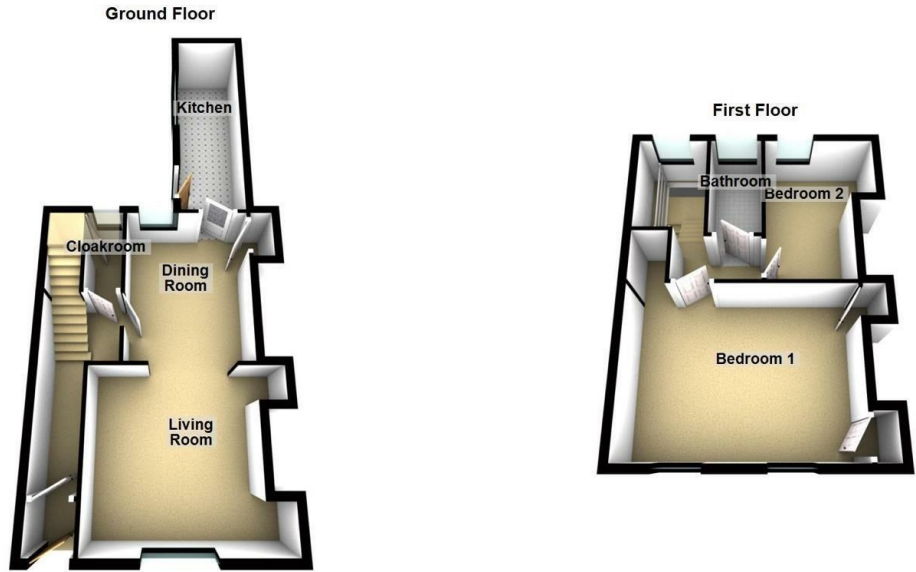
Continuing to the first floor, the property offers two well-proportioned double bedrooms. The principal bedroom is generously proportioned, featuring useful built-in storage and offering the flexibility to be reconfigured into two separate bedrooms if desired. The family bathroom completes the accommodation and features a bathtub, wash basin and WC.

Externally, the property benefits from a private rear yard with shutters, offering the added advantage of convenient off-street parking. The home has also been fully damp proofed within the last year, offering added peace of mind for prospective buyers.



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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