FOR SALE

22 CLOSEFIELD GROVE, MONKSEATON NE25 8ST
OFFERS OVER £199,950



4 BEDROOM MAISONETTE

- FOUR BEDROOM UPPER MAISONETTE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CLASSIC KITCHEN
- MODERN SHOWER ROOM WC
- PRIVATE REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

VIEW PROPERTY

ENTRANCE HALLWAY

FIRST FLOOR LANDING

RECEPTION ROOM
13'2 x 12'6

KITCHEN
8'2 x 7'5

BEDROOM
12'6 x 12'5

BEDROOM
9'1 x 7'4

BEDROOM
7'5 x 6'8

SHOWER ROOM WC
5'1 x 4'7

BEDROOM
18'9 x 15'11

REAR GARDEN

EMBLEYS
ESTATE
AGENTS

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This lovely and characterful four bedroom upper maisonette, dating back to the 1930s, offers generous and versatile accommodation, retaining plenty of period charm and appeal. Ideally positioned within a popular residential area of Monkseaton, this delightful home will appeal to a wide range of buyers, including first-time purchasers, growing families and those looking for spacious accommodation in a sought-after location. Offered for sale with no upper chain, early viewing is highly recommended.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor landing. The spacious reception room is a particularly attractive feature, boasting a beautiful period fireplace which provides a lovely focal point. A door leads through to the classic-style kitchen, fitted with a range of units, contrasting worktops, integrated oven and four-ring hob, together with space for a fridge and washing machine.

A door from the kitchen leads to a rear lobby, providing access to the shower room and stairs down to the rear yard. Also situated on this floor are three bedrooms and a modern shower room, fitted with a walk in shower, vanity wash basin and low level WC. To the second floor is a further bedroom, offering excellent flexibility for a variety of needs.

Externally, the property benefits from a private rear garden with a decked area, providing a space to relax and enjoy the outdoors.

Monkseaton is a highly regarded residential location, popular for its village atmosphere, excellent local amenities, independent shops, cafes and well regarded schools. The area is also ideally placed for access to the beautiful coastline at Whitley Bay, with convenient Metro links providing connections to Newcastle and the wider region. A wonderful opportunity to acquire a spacious and characterful home in a fantastic location.

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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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