

FOR
SALE

16 FRIARS RISE, WEST MONKSEATON NE25 9BA
£162,500



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE
- CONTEMPORARY KITCHEN
- BEAUTIFUL BATHROOM WC
- ALLOCATED PARKING
- EPC RATING B

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COMMUNAL ENTRANCE

HALLWAY

LOUNGE
14'10 x 13'3

KITCHEN
11'1 x 7'6

BEDROOM ONE
10'9 x 10

BEDROOM TWO
11'1 x 7'3

BATHROOM WC
7'8 x 5'7

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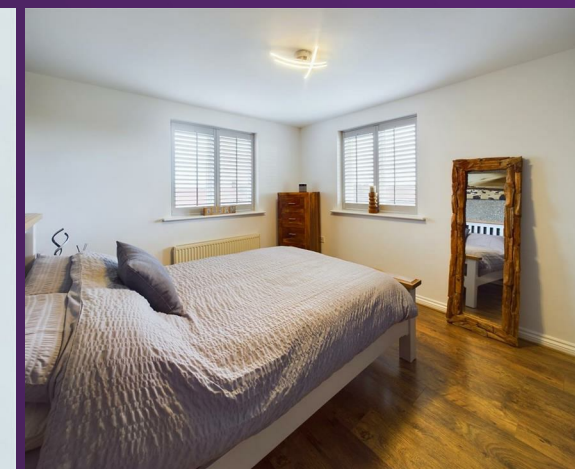
This beautiful and modern second floor apartment was built in 2005 and is perfectly located in a popular residential location. It boasts a wealth of contemporary features and is ideal for a range of buyers. With over 600 square foot of accommodation this well presented property consists of a hallway, spacious lounge and open plan kitchen. The kitchen includes a good range of modern units with contrasting worktops, and integrated appliances including single oven, four ring gas hob, chimney hood, dishwasher and washing machine. There are two stylish bedrooms and a bathroom benefitting from a walk in rainfall shower, vanity wash basin and integrated WC. Externally there is allocated parking.

The amazing condition and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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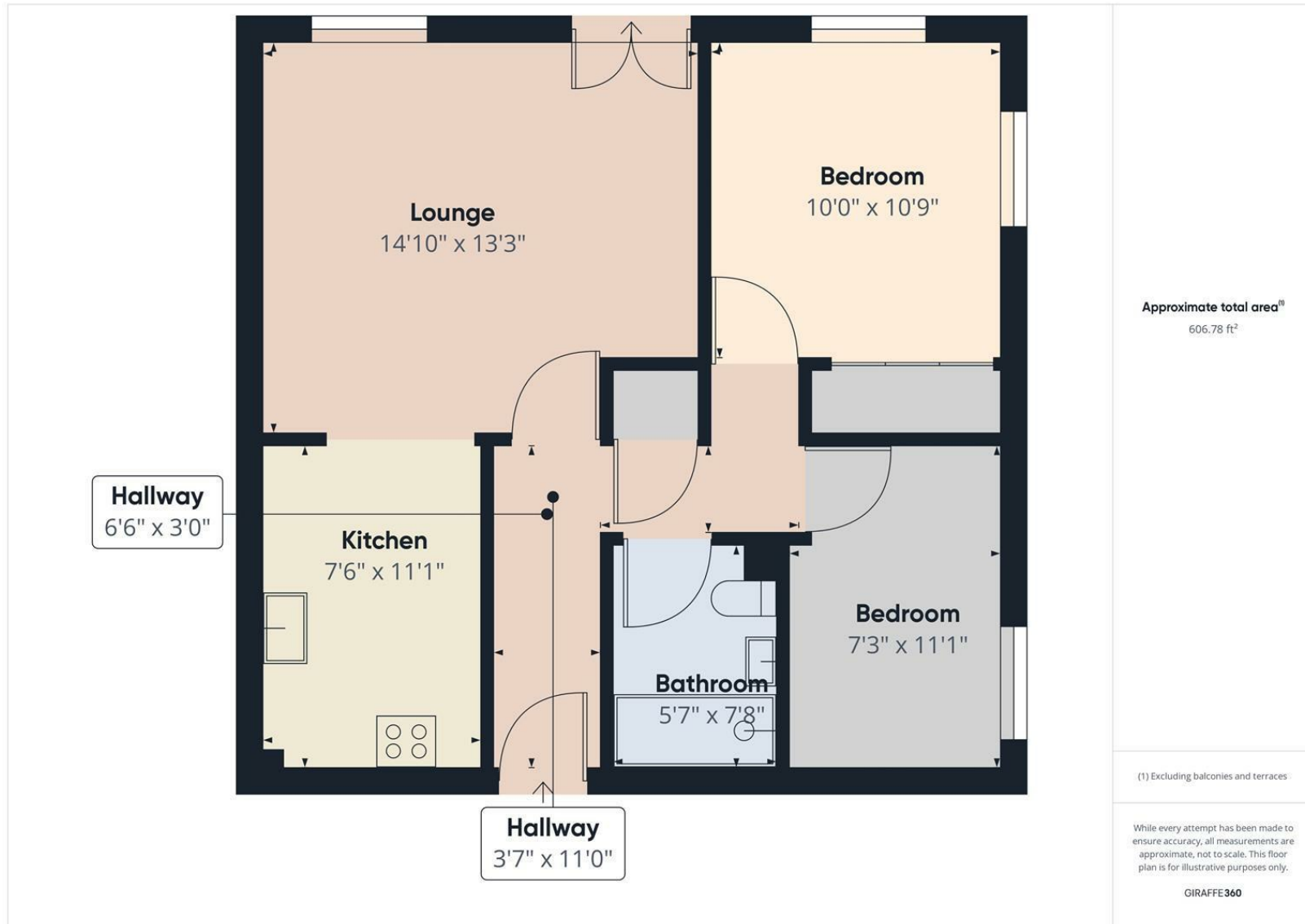
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SMOKE ALARMS

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.

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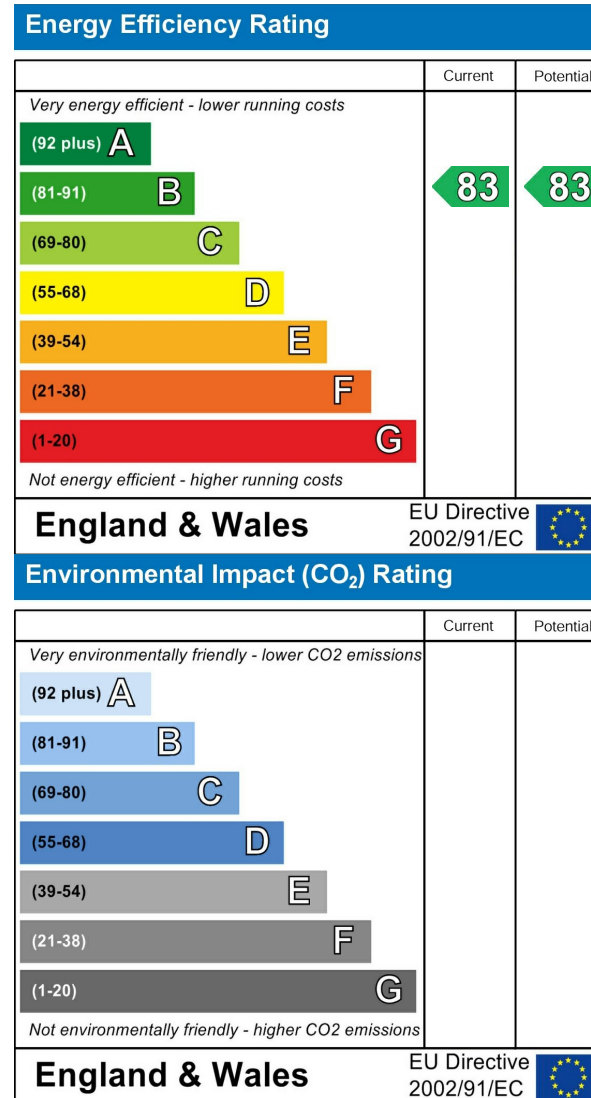
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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