

FOR  
SALE

11 MONKSEATON DRIVE, WHITLEY BAY NE26 1SY  
£525,000



3 BEDROOM HOUSE - SEMI-DETACHED

- LARGER STYLE THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER COASTAL LOCATION
- LOUNGE & DINING ROOM
- BREAKFASTING KITCHEN & UTILITY ROOM
- BATHROOM WC, SEPARATE WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

DINING ROOM  
12'2 x 11'11

LOUNGE  
16'8 x 11'11

BREAKFASTING KITCHEN  
13 x 9'11

UTILITY ROOM  
inc in garage measurement

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
12'2 x 11'1

BEDROOM TWO  
12'8 x 11'1

BEDROOM THREE  
9'9 x 9'1

BATHROOM WC  
9'8 x 6

SEPARATE WC

GARAGE  
3'4'2 x 7'6 inc utility

FRONT GARDEN

REAR GARDEN

## 11 MONKSEATON DRIVE, WHITLEY BAY NE26 1SY

Embleys are delighted to be instructed in the sale of this well presented, semi detached house, built in the 1930's and perfectly located in a highly sought after coastal area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a family. With over 1450 square foot of accommodation set over two floors this spacious property consists of a vestibule and grand entrance hallway with under stair storage and stairs up to the first floor. There are two generously sized reception rooms and a fitted breakfasting kitchen with wall, base and drawer units, contrasting worktops and integrated appliances including eye level double oven, electric hob and extractor hood. There is also a built in pantry, space for a fridge and dishwasher, and doors to the utility room and garage. The utility room has further units with worktops and space for a freezer, washing machine, and doors to the rear garden and the downstairs WC. To the first floor there are three good sized bedrooms, the main bedroom is stylish with a bay window providing partial sea views, fitted wardrobes and dressing table, and the other bedrooms both have fitted wardrobes. The family bathroom benefits from panelled bath, walk in shower, pedestal wash basin and low level WC and there is also a separate WC. Externally there is an attached garage with power and lighting, a front garden with driveway parking and a substantial and secluded, South facing rear garden with patio, lawn and mature planted borders.

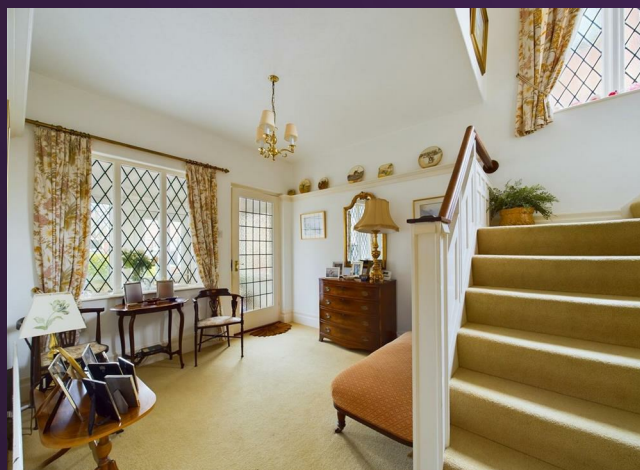
The generous size, fabulous location and potential of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links.

11 MONKSEATON DRIVE  
WHITLEY BAY  
NE26 1SY

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

11 MONKSEATON DRIVE  
WHITLEY BAY  
NE26 1SY

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

11 MONKSEATON DRIVE  
WHITLEY BAY  
NE26 1SY

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1483.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

11 MONKSEATON DRIVE  
WHITLEY BAY  
NE26 1SY

#### 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](#)



EMBLEYS  
ESTATE  
AGENTS

YOU'LL BE SOLD ON EMBLEYS

#### 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.

EMBLEYS  
ESTATE  
AGENTS

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive  
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK