

FOR
SALE

42 FAIRFIELD DRIVE, WEST MONKSEATON NE25 9SA
£450,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE, SNUG & DINING ROOM
- GARAGE
- BREAKFASTING KITCHEN
- FRONT GARDEN WITH DRIVEWAY PARKING
- DOWNSTAIRS WC & UTILITY ROOM
- REAR GARDEN WITH GARDEN ROOM
- BATHROOM WC & ENSUITE
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE
21'2" x 12'7"

SNUG
12'6" x 11'3"

BREAKFASTING KITCHEN
15'2" x 10'9"

DINING ROOM
12'3" x 12'2"

UTILITY ROOM
5'10" x 5'5"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
11'0" x 10'10"

ENSUITE

BEDROOM TWO
12'9" x 10'2"

BEDROOM THREE
12'10" x 8'3"

BATHROOM WC
7'5" x 7'0"

GARAGE
18'7" x 7'4"

FRONT GARDEN

REAR GARDEN

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This beautiful, rare to the market, detached property is perfectly located in a sought after residential area. It enjoys a variety of modern features and is ideal for a family, young couple or retiree.

This is a three bedroom property set over two floors. Ground Floor: lounge, dining room, snug, breakfasting kitchen, utility room, downstairs WC. First floor: three bedrooms, ensuite, bathroom WC. Externally: driveway parking, attached garage, front garden, rear garden.

The generous size, superb layout and amazing condition of this property makes for an exciting opportunity which can only be truly 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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Floor 0



Floor 1

Approximate total area⁽¹⁾
1589.09 ft²

(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

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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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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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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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