

FOR  
SALE

60 CAULDWELL LANE, MONKSEATON NE25 8LN  
£185,000



3 BEDROOM FLAT/APARTMENT

- THREE BEDROOM UPPER FLAT
- IMMACULATELY PRESENTED THROUGHOUT
- LIGHT & SPACIOUS RECEPTION ROOM
- FABULOUS OPEN PLAN KITCHEN
- STYLISH BATHROOM WC
- SECLUDED REAR GARDEN
- EPC RATING C

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LANDING

ENTRANCE HALLWAY

RECEPTION ROOM  
14 x 12'4

KITCHEN  
9'3 x 8'3

BEDROOM ONE  
14'1 x 12'5

BEDROOM TWO  
10 x 8

BEDROOM THREE  
9'9 x 7'11

BATHROOM WC  
8'2 x 5'7

REAR GARDEN

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This beautiful upper floor flat was built in the 1930's and is perfectly located in a popular residential area. It boasts a wealth of contemporary features with period charm, has no upper chain and is ideal for a range of buyers.

With over 680 square foot of accommodation this stunning property comprises of an entrance hallway with stairs up to the first floor, a light and spacious reception room with feature fireplace which is open to the kitchen. The fabulous, contemporary kitchen benefits from a range of units with granite worktops including a breakfast bar and integrated appliances including a single oven, induction hob, chimney hood, fridge, freezer and dishwasher. There are three good sized bedrooms and a stylish bathroom complete with a free standing slipper bath, walk in rainfall shower, wall mounted wash basin and low level WC. There is a built in cupboard which has plumbing and includes a washing machine in the sale, so there are no appliances required by the purchaser. Externally there is a secluded, good sized rear garden with mature shrubs and planted borders.

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

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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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.

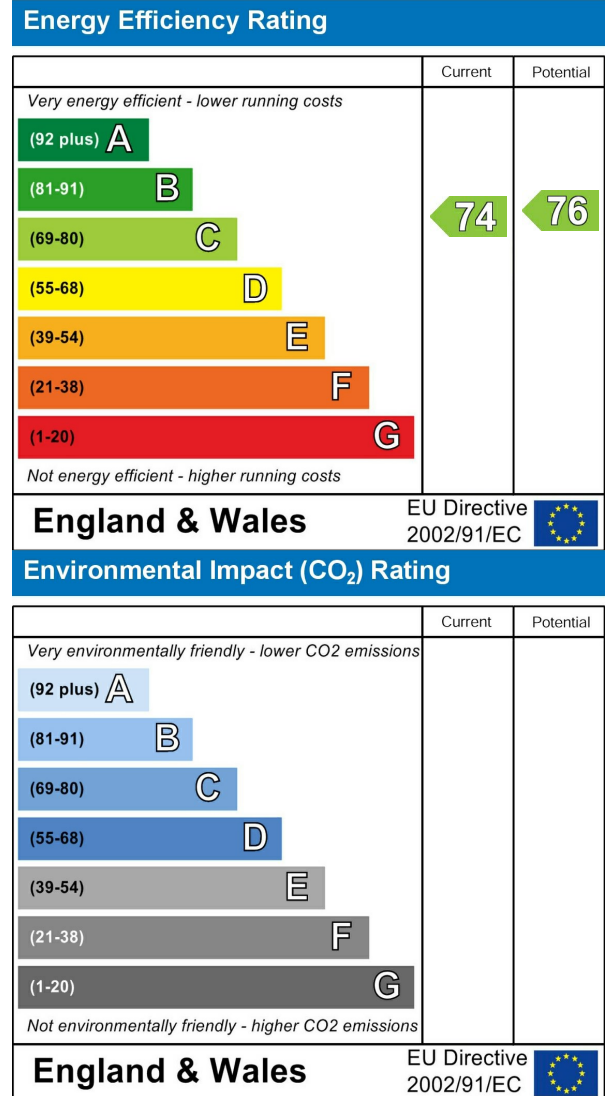
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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