

FOR  
SALE

10 THE LEAS, MONKSEATON NE25 9NB  
£150,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM FIRST FLOOR APARTMENT
- HIGHLY SORT AFTER RESIDENTIAL LOCATION
- OPEN PLAN LOUNGE/DINER
- KITCHEN
- BATHROOM WC AND ENSUITE
- UNDERGROUND SECURE PARKING WITH ALLOCATED SPACE
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE  
10'11 x 5'5

DINING ROOM  
12'7 x 8'4

KITCHEN  
9'1 x 7'2

BEDROM ONE  
12'5 x 10'11

ENSUITE  
7'1 x 4'9

BEDROOM TWO  
10'3 x 7'4

BATHROOM WC

7'3 x 5'8

## 10 THE LEAS, MONKSEATON NE25 9NB

Embleys are delighted to be instructed in the sale of this two bedroom first floor apartment which is perfectly located within a highly sought after residential area, ideal for a range of buyers. With over 700 square foot of accommodation, this lovely property comprises of private access with stairs up to the entrance hallway with built in storage. It benefits from a 'L' shaped open plan lounge diner with space for a four person dining table. The kitchen has wall, base and drawer units with contrasting worktops, single oven, four ring gas hob, integrated fridge/freezer and space with plumbing for a washing machine. There are two spacious bedrooms, one with fitted wardrobes, ensuite with walk in shower, pedestal washbasin and low level WC. The modern bathroom benefits from a paneled bath, vanity washbasin and low level WC. Externally the property benefits from an underground secure car park with allocated parking space.

The location, size and layout 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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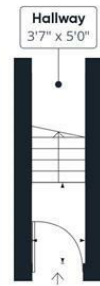


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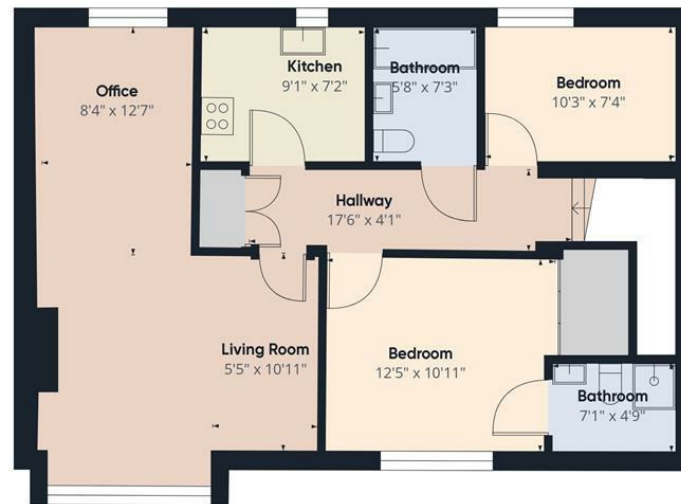


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Approximate total area<sup>m</sup>  
732.34 ft<sup>2</sup>

Floor 0



Floor 1

(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.

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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.

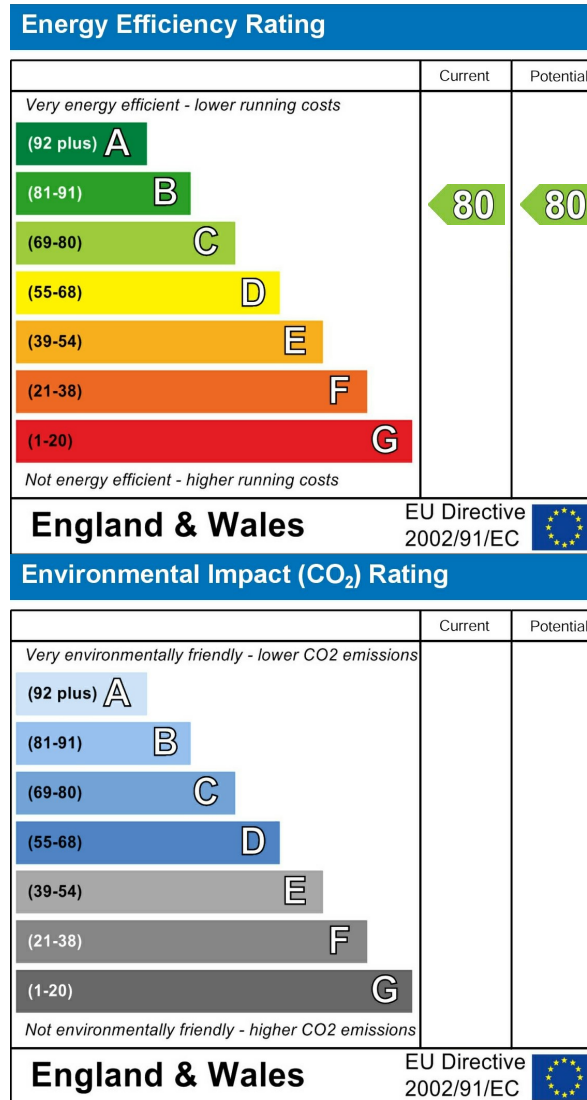
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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