

FOR
SALE

1 VALLEY GARDENS, WHITLEY BAY NE25 9AP
£450,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED PROPERTY
- SUBSTANTIAL CORNER PLOT
- RARE TO THE MARKET
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN WITH UTILITY ROOM
- MODERN FAMILY BATHROOM WC AND SHOWER ROOM WC
- WRAP AROUND FRONT GARDEN
- BEAUTIFUL, PRIVATE REAR GARDEN
- ATTACHED GARAGE
- EPC D

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VESTIBULE

ENTRANCE HALLWAY
12'0" x 10'10"

RECEPTION ROOM ONE
11'11" x 17'10"

RECEPTION ROOM
8'4" x 11'2"

SNUG
8'11" x 10'6"

KITCHEN
15'5" x 6'10"

UTILITY ROOM
7'11" x 5'9"

LANDING

BEDROOM
11'10" x 15'9"

BEDROOM
11'4" x 12'2"

BEDROOM
9'0" x 8'4"

BATHROOM WC
5'11" x 8'11"

SHOWER ROOM WC
9'0" x 2'8"

FRONT GARDEN

REAR GARDEN

GARAGE
8'6" x 12'9"

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This rare to the market, well presented detached property is situated on a substantial corner plot and is perfectly located in a sought after residential area and is ideal for a family.

With over 1420 square foot of accommodation set over two floors, this spacious property consists of an entrance hallway with doors leading to two reception rooms, a cosy snug, a storage cupboard, a classic kitchen and stairs leading to the first floor landing. The kitchen consists of a variety of units with contrasting worktops, a double oven, 5 ring gas hob, chimney hood and doors leading to the utility room with further units, worktops and doors giving access to the rear garden and garage.

To the first floor, there are three bedrooms, two with fitted wardrobes, a modern family bathroom with panelled bath and shower over, vanity washbasin and low level WC. There is also a shower room with walk in shower, wall mounted vanity washbasin and low level WC.

Externally the property benefits from an attached garage, wrap around front garden and a beautiful south west facing rear garden with pond.

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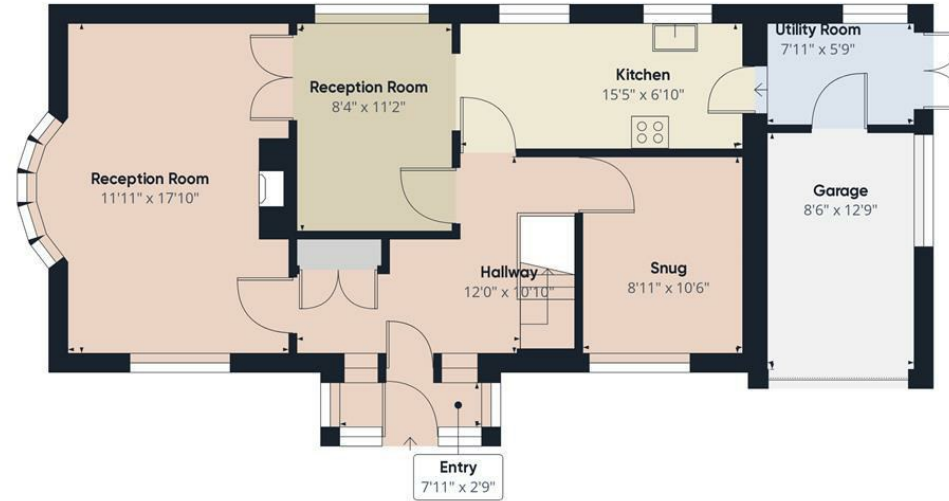
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Floor 0



Floor 1

Approximate total area^m
1439.67 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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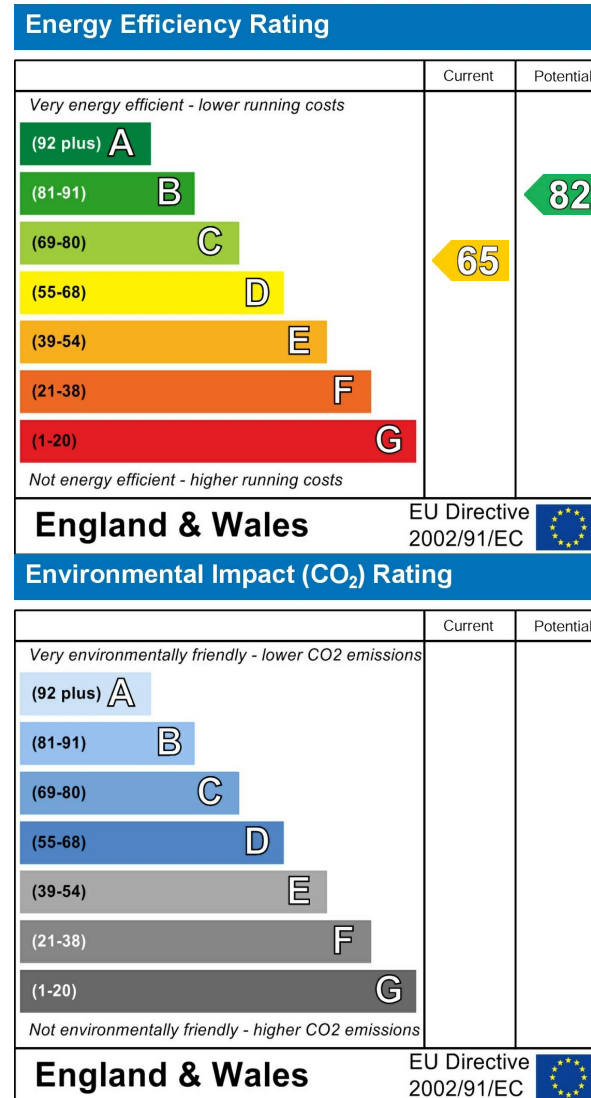
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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