

FOR  
SALE

26 HOLMWOOD AVENUE, MONKSEATON NE25 8NF  
£370,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- MODERN DINING KITCHEN
- GARAGE CONVERSION WITH SAUNA AND UTILITY ROOM
- FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
13'4 x 11'10

RECEPTION ROOM TWO  
13'4 x 11'8

DINING ROOM & KITCHEN  
12'10 x 7'11 & 10'11 x 6'5

DOWNSTAIRS WET ROOM  
12'7 x 7'4

UTILITY ROOM/GARAGE  
7 x 6'4

LANDING

BEDROOM ONE  
12'5 x 10'8

BEDROOM TWO  
11'9 x 9'5

BEDROOM THREE  
8'1 x 7'6

BATHROOM WC  
7'7 x 7'5

FRONT GARDEN

REAR GARDEN

## 26 HOLMWOOD AVENUE, MONKSEATON NE25 8NF

This lovely and characterful, semi detached house was built in 1929 and is perfectly located in a sought after residential area. It displays a variety of modern features with period charm and is ideal for a range of buyers.

With over 1000 square foot of accommodation set over two floors, this well presented property consists of a light and welcoming hallway with stairs up to the first floor and doors to the reception rooms and kitchen. The front facing reception room is spacious with a bay window and electric feature fireplace and the open plan dining room and kitchen benefits from a range of gloss units with contrasting worktops, single oven, hob with chimney hood and dishwasher. There is also a vaulted ceiling with Velux window, fridge freezer and storage cupboards. The garage conversion includes a wet room with sauna, vanity wash basin and low level WC with panelled walls and tiled flooring with partial underfloor heating, and a utility room with space for washing machine, tumble dryer and electric garage door. To the first floor there are two bedrooms with sliding door wardrobes, a smaller third bedroom and a family bathroom benefitting from integrated bath, walk in shower, pedestal washbasin and low level WC with tiled walls, tiled flooring and underfloor heating. Externally there is a front garden with artificial grass and driveway parking for up to two cars and a beautiful rear garden with lawn, decking and planted borders.

The generous size, superb layout 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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Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
1090.06 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.

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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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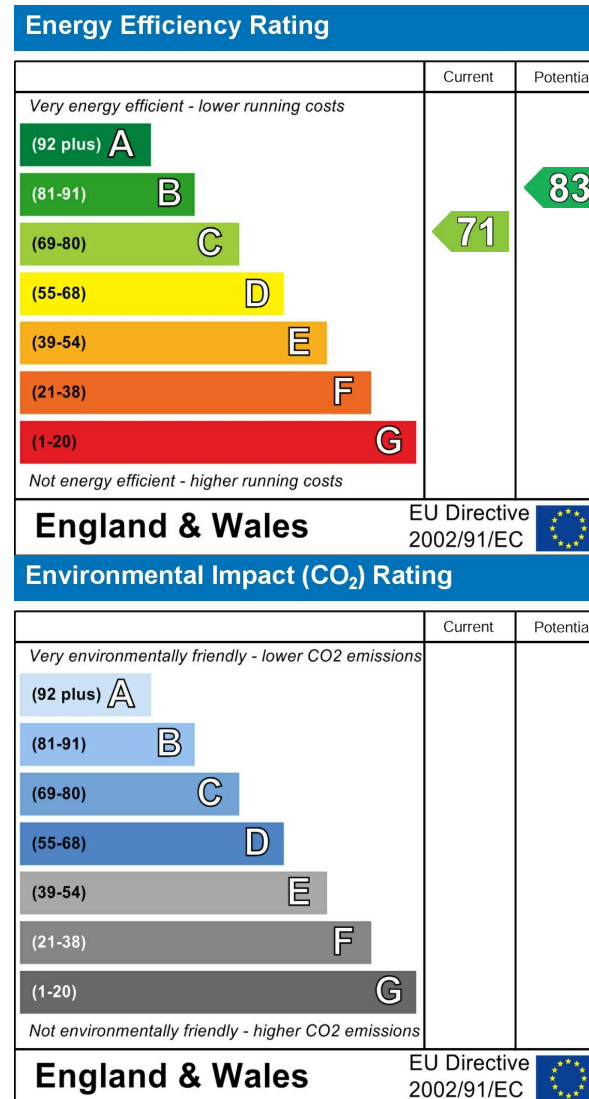
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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