

FOR
SALE

70 KENILWORTH ROAD, MONKSEATON NE25 8BD
£450,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED THROUGHOUT
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM
- BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN & COURTYARD
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'8" x 11'11"

RECEPTION ROOM TWO
13'9" x 12'0"

KITCHEN DINER & FAMILY ROOM
23'1" x 14'11"

UTILITY ROOM
6'6" x 5'9"

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'6" x 14'1"

ENSUITE

BEDROOM TWO
12'4" x 12'3"

BEDROOM THREE
12'10" x 12'4"

BEDROOM FOUR
8'8" x 8'6"

BATHROOM WC
8'4" x 8'0"

FRONT GARDEN

COURTYARD

REAR GARDEN

70 KENILWORTH ROAD, MONKSEATON NE25 8BD

This beautiful, characterful, semi detached house has been well extended and is perfectly located in a popular residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

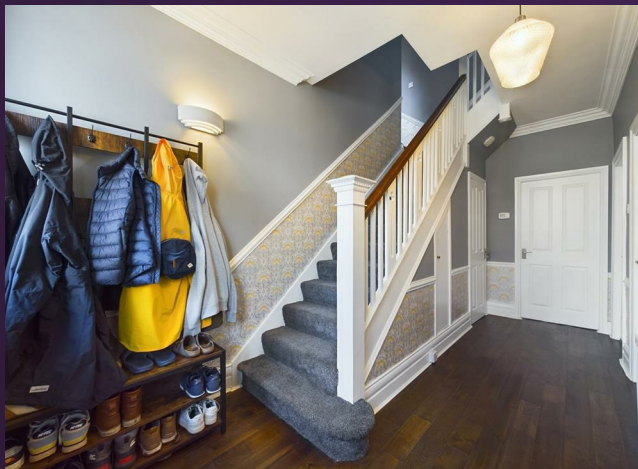
With over 1500 square foot of accommodation set over two floors this lovely property comprises of an entrance hallway leading to two spacious reception rooms and a fantastic open plan kitchen diner and family room. The contemporary kitchen benefits from a good range of high gloss units with contrasting worktops, range oven, chimney hood and dishwasher. There are French doors leading to the rear garden and a door to the utility room. The utility room has further units and worktops with a door leading to the courtyard. There is also a downstairs WC with pedestal washbasin. To the first floor there are four bedrooms, one with a modern ensuite featuring walk in shower, vanity wash basin and low level WC, and a family bathroom with roll top bath, walk in shower, pedestal washbasin and low level WC. Externally there is a front garden with driveway parking, a courtyard and a substantial West facing and private rear garden.

The generous size, fabulous location and perfect family feel 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.

70 KENILWORTH ROAD
MONKSEATON
NE25 8BD

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

70 KENILWORTH ROAD
MONKSEATON
NE25 8BD

EMBLEYS
ESTATE
AGENTS



70 KENILWORTH ROAD
MONKSEATON
NE25 8BD

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

70 KENILWORTH ROAD
MONKSEATON
NE25 8BD

EMBLEYS
ESTATE
AGENTS





70 KENILWORTH ROAD
 MONKSEATON
 NE25 8BD

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.

[VIEW PROPERTY](#)



EMBLEYS
 ESTATE
 AGENTS

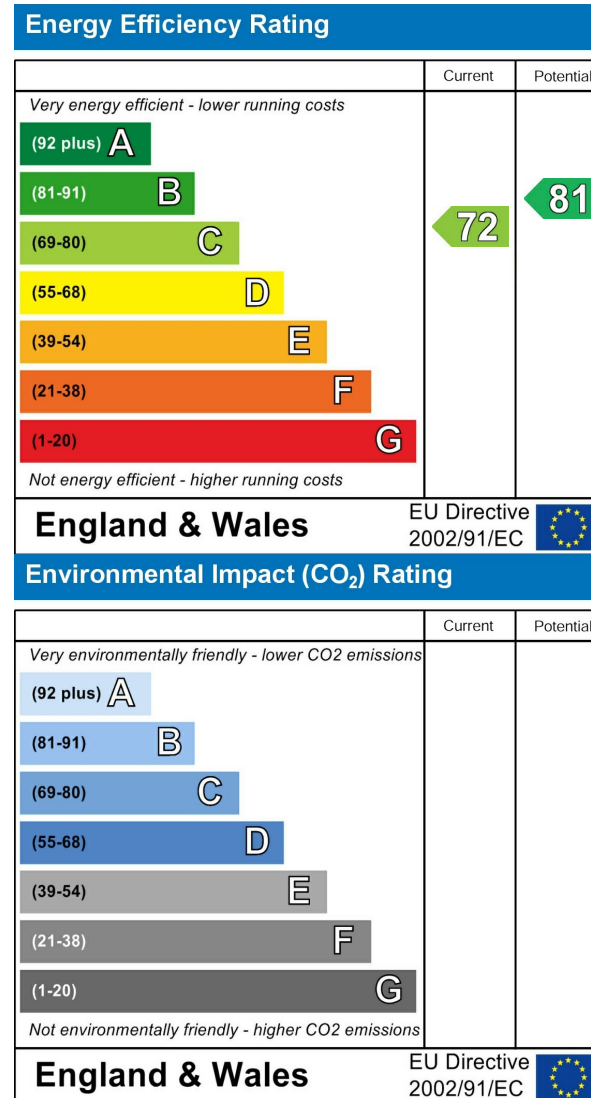
YOU'LL BE SOLD ON EMBLEYS

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.

EMBLEYS
 ESTATE
 AGENTS



0191 252 2810 - EMBLEYS.CO.UK