

FOR
SALE

89 MONKSEATON DRIVE, WHITLEY BAY NE26 3DH
OFFERS OVER £685,000



4 BEDROOM HOUSE - LINK DETACHED

- FOUR BEDROOM LINK DETACHED HOUSE
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- ATTACHED GARAGE
- KITCHEN DINER & FAMILY ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING
- UTILITY ROOM
- SOUTH EAST FACING REAR GARDEN
- BATHROOM WC & DOWNSTAIRS WC
- EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
18'5" x 12'4"

RECEPTION ROOM TWO
12'4" x 11'3"

DINING KITCHEN & FAMILY ROOM
22'9" x 29'7"

UTILITY ROOM
13'6" x 8'10"

DOWNSTAIRS WC
6'2" x 3'5"

BEDROOM ONE
18'3" x 8'7"

BEDROOM TWO
12'3" x 11'4"

BEDROOM THREE
9'9" x 9'3"

BATHROOM
6'6" x 6'6"

BEDROOM FOUR
10'0" x 18'3"

SECOND FLOOR BATHROOM
7'5" x 5'6"

GARAGE
16'0" x 8'2"

FRONT GARDEN

REAR GARDEN

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This beautiful, immaculately presented link detached property is perfectly located in a sought after location against a coastal and residential setting. It enjoys a variety of contemporary features and is ideal for a family.

With over 2150 square foot of accommodation this four bedroom property is set over three floors and comprises of an entrance hallway which is open plan to a fabulous kitchen diner and family room, doors to two reception rooms and stairs to the first floor.

The contemporary kitchen diner & family room benefits from an island with breakfasting bar and seating, a range of solid wood units and granite worktops, integrated appliances including eye level double oven, 5 ring gas hob and chimney hood. From the kitchen there are doors to the utility room, Bi-folding doors to the rear garden and access to the downstairs WC and garage. To the first floor there are three spacious bedrooms, one with fitted wardrobes and a family bathroom benefitting from a panelled bath with shower over, pedestal washbasin and low level WC.

A further stylish bedroom to the second floor with fitted wardrobes and a beautiful, contemporary bathroom benefitting from a walk in rainfall shower, vanity washbasin and low level WC. Externally there is a low maintenance front garden with driveway parking, attached integral garage, and a substantial south East facing rear garden.

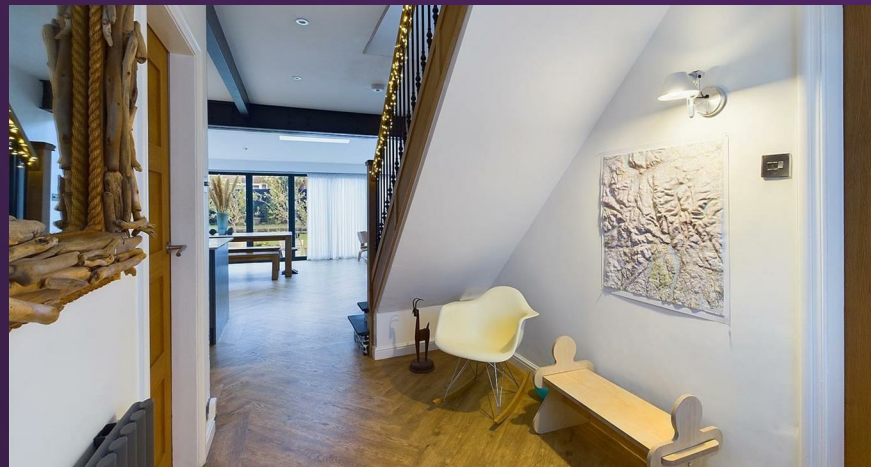
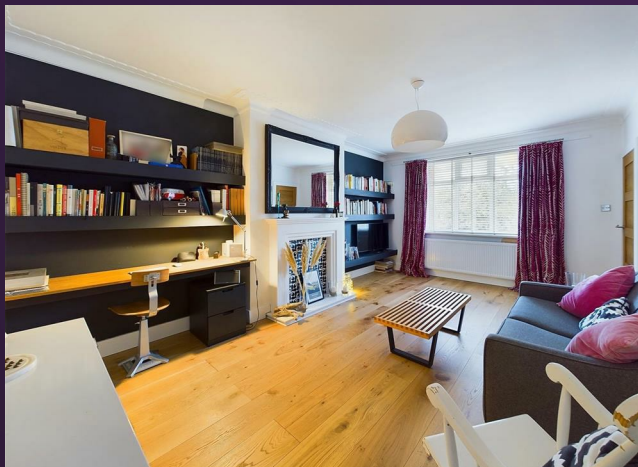
The fabulous location, family feel and generous size of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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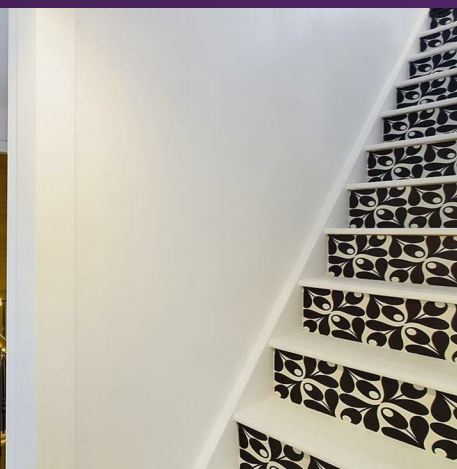
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SMOKE ALARMS

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	45
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



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