

FOR
SALE

30 WESTFIELD AVENUE, MONKSEATON NE25 8NW
£440,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & PRESENTED THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN DINER & UTILITY SPACE
- MODERN BATHROOM WC
- HALF GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
12'2 x 12'1

RECEPTION ROOM TWO
16'3 x 12'1

KITCHEN DINER
21'7 x 6'8 & 12'9 x 6'5

UTILITY SPACE
7 x 5'2

LANDING

BEDROOM ONE
12'2 x 11'9

BEDROOM TWO
12'6 x 11'7

BEDROOM THREE
12'5 x 7'5

BEDROOM FOUR
9'11 x 7'2

BEDROOM FIVE
7'9 x 7'2

BATHROOM WC
8'10 x 7'1

HALF GARAGE
9'8 x 6'11

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning and immaculately presented, five bedroom, semi detached house. It boasts a wealth of contemporary features with period charm and is ideal for a family.

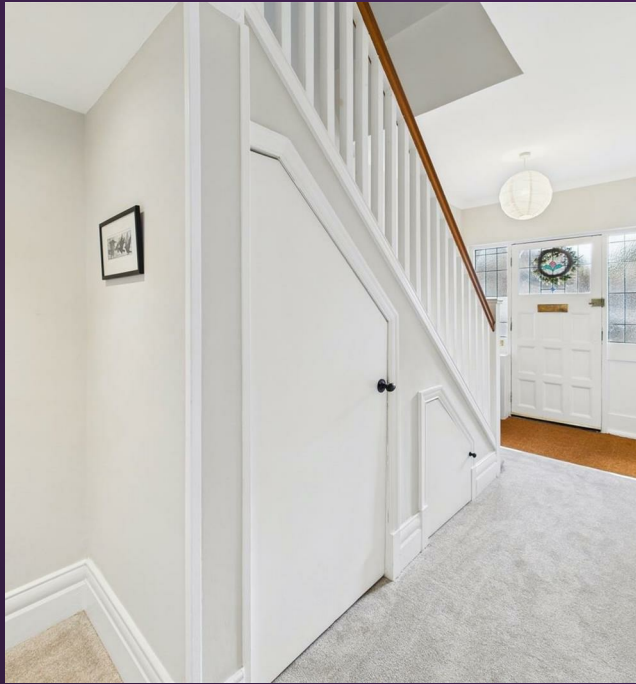
With over 1400 square feet of accommodation set over two floors, this characterful property consists of an entrance hallway with stairs up to the first floor and doors to the reception rooms and kitchen diner. Both reception rooms are spacious with feature period fireplaces and the rear facing reception room has a picture window providing an abundance of natural light. The fabulous kitchen diner easily accommodates a dining table as well as a breakfast bar and a good range of contemporary units with solid wood worktops, eye level oven, induction hob, chimney hood, dishwasher and microwave. The utility space offers room for further appliances and is open to the garage. To the first floor there are five bedrooms and a good sized family bathroom benefitting from a larger style bath, walk in shower, vanity wash basin and low level WC. Externally there is a half garage, a front garden with driveway parking and a substantial rear garden with raised decking, patio and lawn.

The amazing condition, generous size 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 on to its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport 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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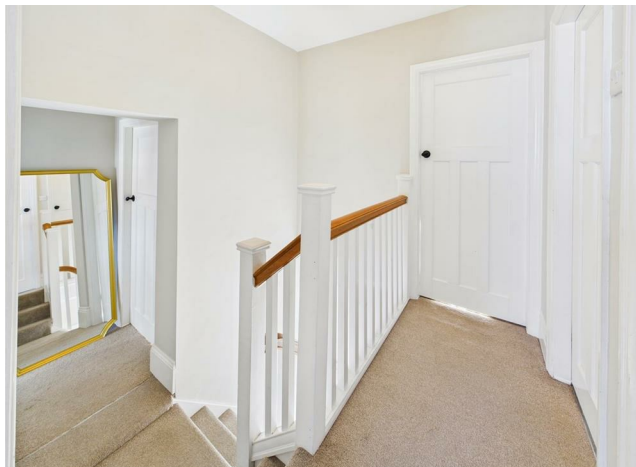
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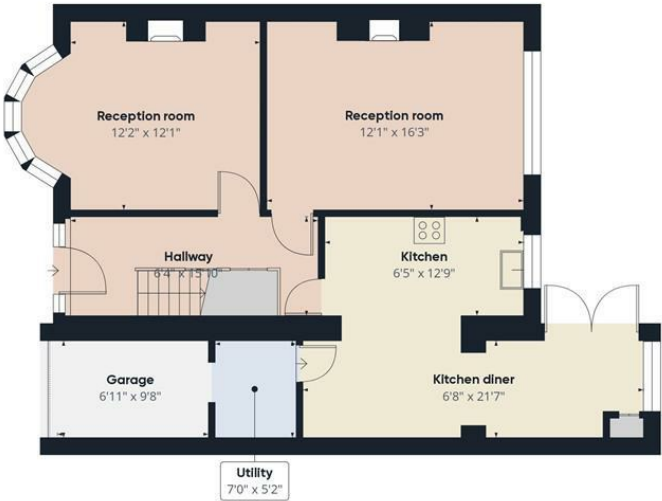
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Floor 0



Floor 1

Approximate total area¹⁸
1443.54 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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