

FOR
SALE

45 WINDSOR ROAD, MONKSEATON NE25 8EH
£345,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- GOOD SIZED BATHROOM WC
- FRONT GARDEN
- WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE
4'10" x 2'2"

ENTRANCE HALLWAY
6'3" x 12'7"

RECEPTION ROOM
11'6" x 10'8"

KITCHEN DINER
19'4" x 11'9"

LANDING

BEDROOM ONE
11'9" x 11'1"

BEDROOM TWO
11'9" x 11'10"

BEDROOM THREE
7'3" x 7'6"

BATHROOM WC
7'3" x 7'4"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this well presented, semi detached house which is perfectly located in a much sought after residential area. It boasts a wealth of modern features with and is ideal for a range of buyers.

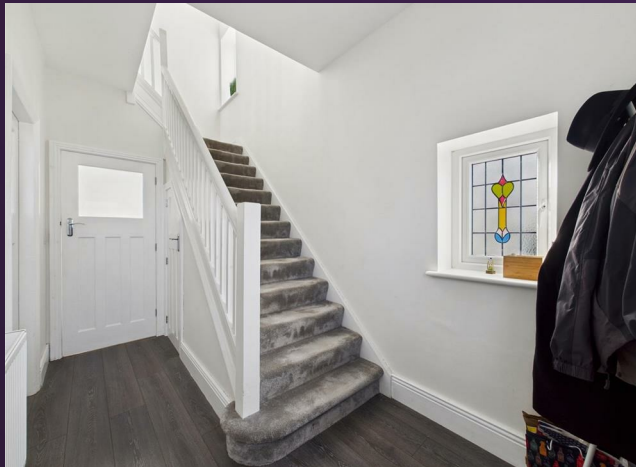
With over 850 square feet of accommodation set over two floors, this beautiful property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the light and spacious reception room and modern kitchen diner. The open plan kitchen diner has ample space to accommodate a 6 seater dining table and benefits from a good range of units with contrasting worktops, integrated double oven, fridge freezer and dishwasher. From the first floor landing there are doors to the three bedrooms and a good sized bathroom WC with panelled bath and shower over, vanity washbasin and integrated WC. Externally there is a low maintenance front garden and a west facing rear garden with lawn and patio area.

The superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be 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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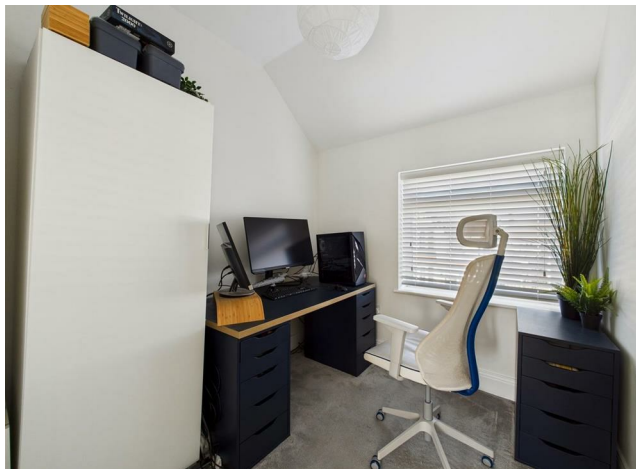
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45 WINDSOR ROAD
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area¹⁾
874.67 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.

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.

[VIEW PROPERTY](#)

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		77
(69-80) C		
(55-68) D	62	
(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		
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Not environmentally friendly - higher CO ₂ emissions		

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