

FOR  
SALE

15 ASHBROOKE, MONKSEATON NE25 8EG  
£345,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- KITCHEN DINER & UTILITY SPACE
- STYLISH BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE  
ENTRANCE HALLWAY  
RECEPTION ROOM  
11'3 x 10'9  
KITCHEN DINER  
19'4 x 11'8

UTILITY SPACE  
18'11 x 5'5  
BEDROOM ONE  
11'7 x 10'11  
BEDROOM TWO  
11'11 x 11'8

BEDROOM THREE  
7'4 x 7'3  
BATHROOM WC  
7'9 x 7'3  
FRONT GARDEN  
REAR GARDEN

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This beautiful, semi detached house was built in 1932 and is perfectly located in a cul de sac within a highly sought after residential location. It boasts a wealth of period features with period charm and is ideal for a range of buyers.

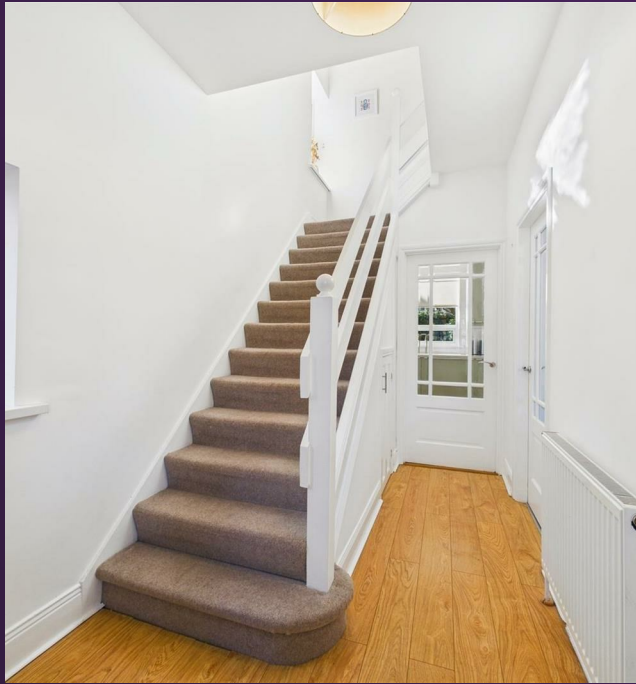
With over 980 square feet over accommodation set over two floors this stunning property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the spacious reception room and fabulous kitchen diner. The kitchen diner easily accommodates a family dining table and benefits from a good range of high gloss units with Quartz worktops and integrated appliances include eye level double oven, induction hob and fridge freezer. There is also a utility space with space for further appliances. To the first floor there are three bedrooms and a stylish family bathroom benefitting from a P shaped bath with rainfall shower over, pedestal wash basin and low level WC. Externally there is a front garden with driveway parking and a west facing rear garden.

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.



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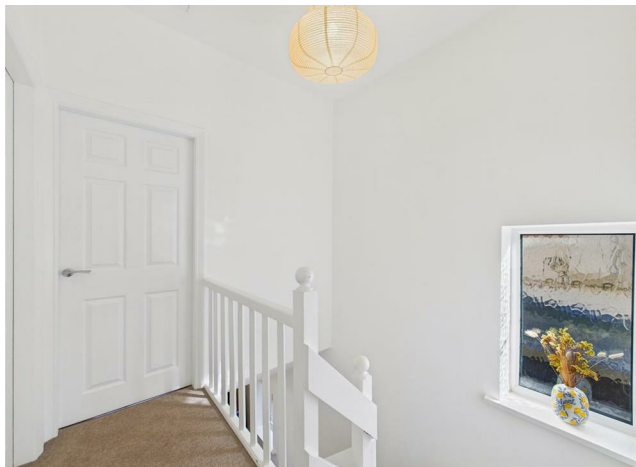


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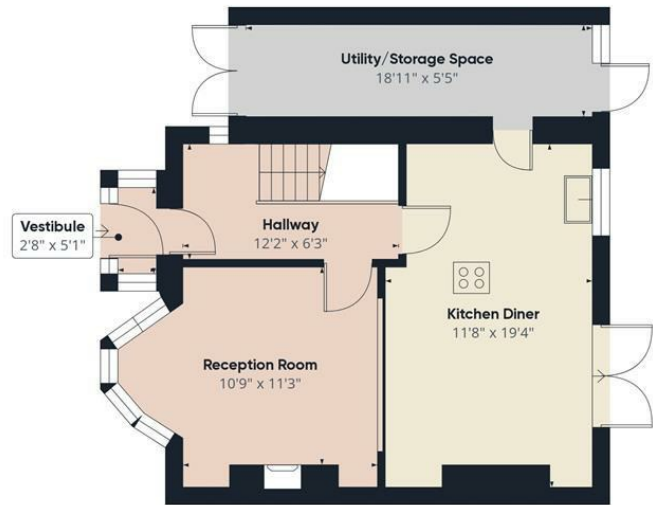


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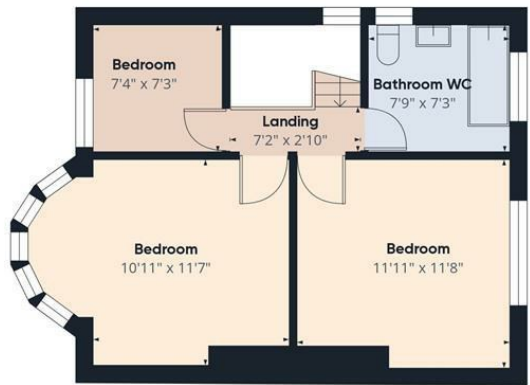
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
980.28 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.

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.

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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



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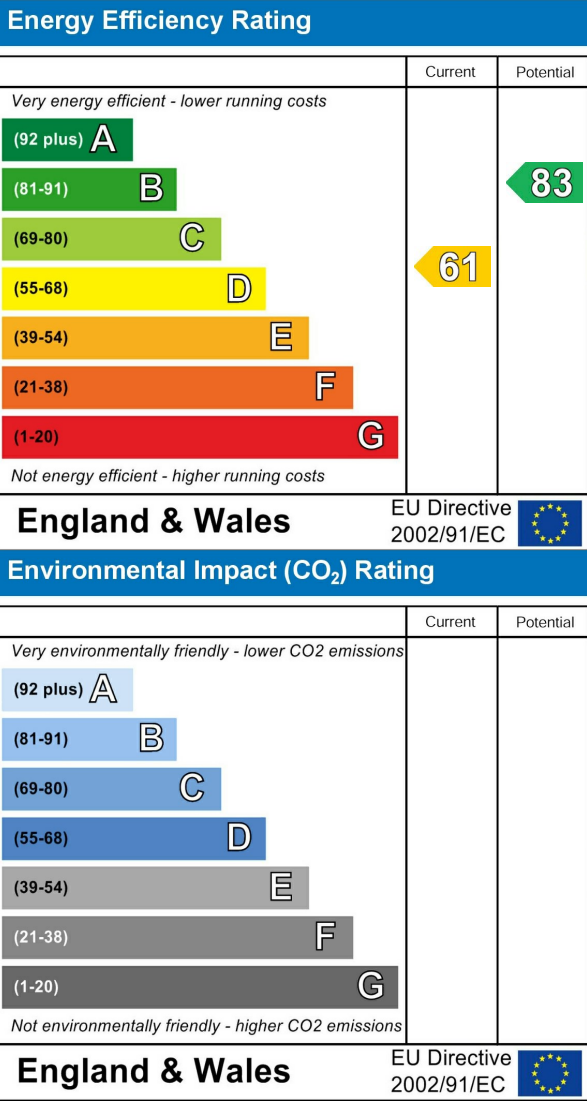
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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