

FOR
SALE

1 OAKLAND ROAD, MONKSEATON NE25 8LS
£385,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- FABULOUS OPEN PLAN KITCHEN DINER & UTILITY AREA
- BATHROOM & SEPERATE WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
14'3 x 12'9

KITCHEN DINER
19'5 x 12'10

UTILITY AREA
8'4 x 3'9

LANDING

BEDROOM
12'3 x 11'2

BEDROOM
12'0 x 11'3

BEDROOM
8'5 x 8'0

BATHROOM
7'0 x 5'0

SEPARATE WC

STORAGE SPACE
12'9 x 3'9

FRONT GARDEN

BACK GARDEN

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Embleys are delighted to be instructed in the sale of this immaculately presented semi detached house, built in 1929 and perfectly located in a sought after residential area. It boasts a wealth of contemporary features and is ideal for a family.

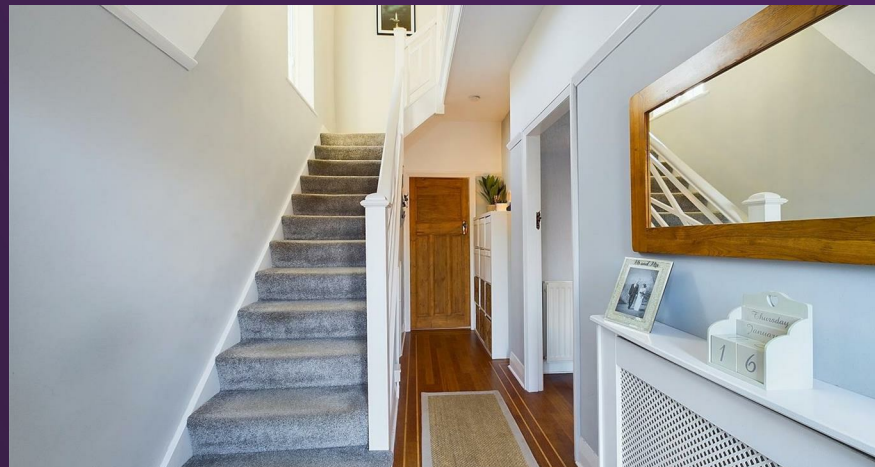
With over 996 square feet of accommodation set over two floors, this delightful property includes an entrance hallway with stairs up to the first floor and doors to the stylish reception room and contemporary open plan kitchen diner. The fabulous kitchen diner benefits from a good range of units with Quartz worktops and integrated appliances including an eye level double oven, induction hob, extractor hood, microwave, wine cooler and fridge freezer. The island incorporates a dishwasher, Belfast sink, further base units and a three seater breakfast bar. There is also a utility room with more units, space for a washing machine and tumble dryer and doorway to a spacious storage area. To the first floor there are three bedrooms, one with a cast iron period feature fireplace, a family bathroom benefitting from bath with shower over and pedestal wash basin and separate low level WC. Externally there is a low maintenance front garden with driveway parking for 2 cars and a beautiful West facing rear garden with patio, lawn and planted borders.

The amazing condition, exceptional features 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 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.

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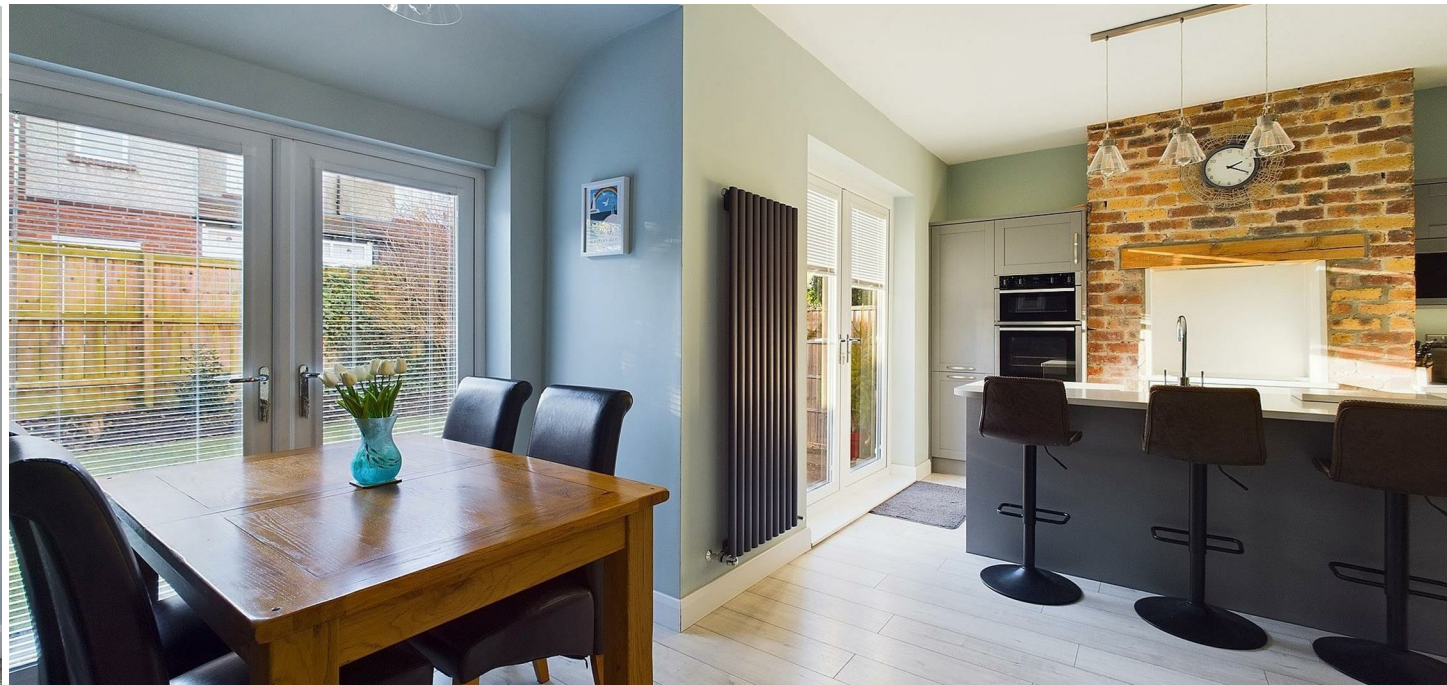
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Floor 0



Floor 1

Approximate total area⁽¹⁾
996.86 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 are based on RICS IPMS 3C standard.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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