

FOR  
SALE

51 EASTFIELD AVENUE, MONKSEATON NE25 8NG  
£375,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SITUATED ON CORNER PLOT WITHIN SOUGHT AFTER LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN
- STYLISH BATHROOM WC
- ATTACHED GARAGE & DRIVEWAY PARKING
- FRONT GARDEN & WEST FACING SIDE GARDEN
- EPC RATING D

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VESTIBULE

ENRANCE HALLWAY

RECEPTION ROOM ONE  
13 x 10'10

RECEPTION ROOM TWO  
11'10 x 10'10

KITCHEN  
16'10 x 6'9

LANDING

BEDROOM ONE  
13'7 x 11

BEDROOM TWO  
11'11 x 10'11

BEDROOM THREE  
7'4 x 5'11

BATHROOM WC  
7'11 x 5'11

GARAGE  
11'5 x 11'5

FRONT GARDEN

SIDE GARDEN

## 51 EASTFIELD AVENUE, MONKSEATON NE25 8NG

Embleys are delighted to be instructed in the sale of this beautiful, semi detached house, situated on a corner plot within a sought after residential location. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 1000 square feet of accommodation set over two floors, this characterful property consists of a vestibule and grand entrance hallway with stairs up to the first floor and doors to the reception rooms and kitchen. Both reception rooms are spacious and stylish, the front facing room has a wood burner and is open to the second reception room which has a door to the garden. The lovely, modern kitchen benefits from a range of units with contrasting worktops, space for a range oven and an integrated dishwasher. To the first floor there are three stylish bedrooms, one with fitted wardrobes and a beautiful bathroom benefitting from an integrated bath with rainfall shower over, vanity wash basin and low level WC. Externally there is a well maintained front garden, a west facing side garden, driveway parking and an attached garage.

The superb layout, 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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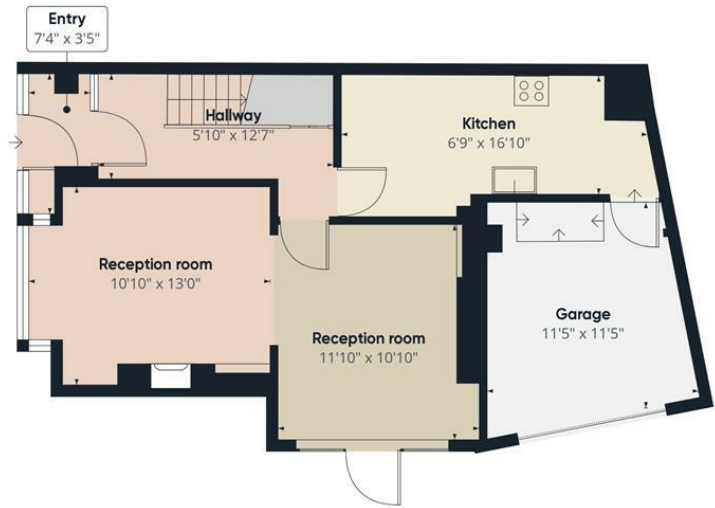


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Floor 0



Floor 1

Approximate total area<sup>10</sup>  
1005.02 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.

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



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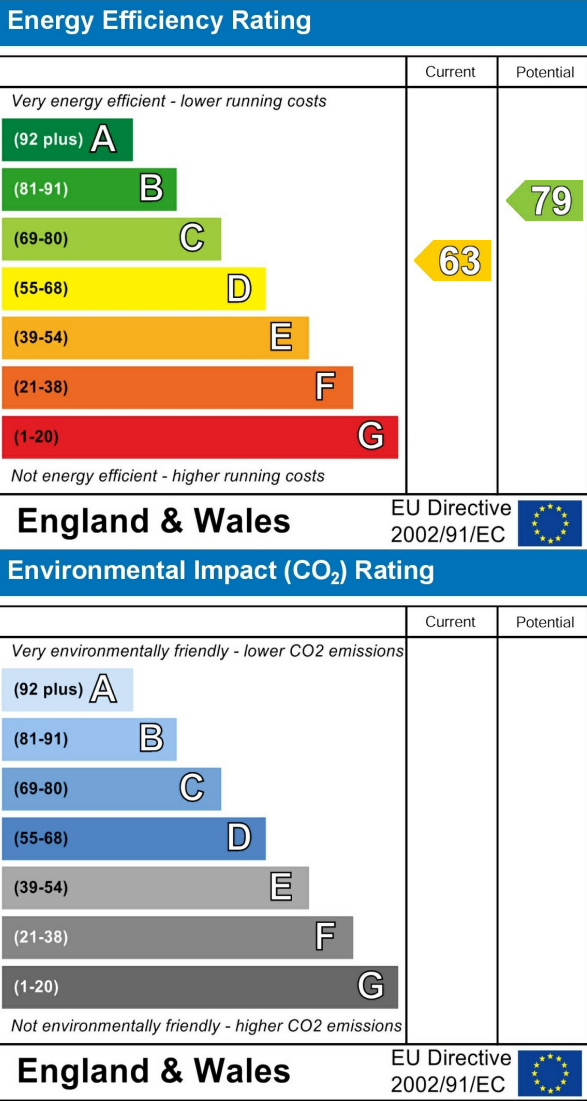
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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