

FOR
SALE

20 BELMONT AVENUE, MONKSEATON NE25 8NA
£425,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- CONTEMPORARY KITCHEN DINER
- STYLISH BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE
11'11 x 11'9

KITCHEN DINER
26'5 x 8'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15'3 x 9'7

BEDROOM TWO
13'1 x 10'3

BEDROOM THREE
7'7 x 6'9

BATHROOM WC
8'6 x 7'9

GARAGE
10'10 x 7'3

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached house is perfectly located in a sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

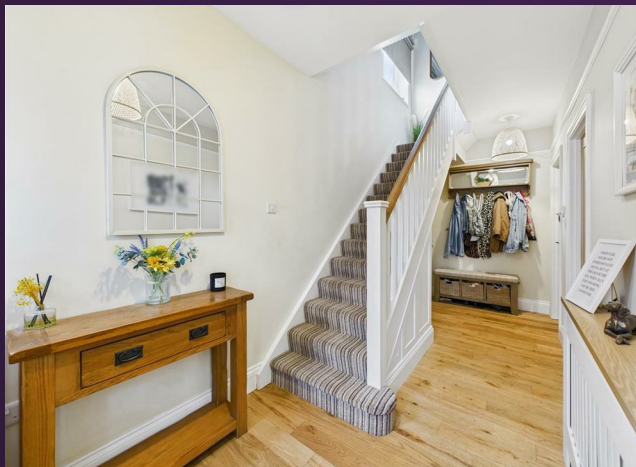
With over 1100 square feet of accommodation set over two floors, this characterful property consists of a light and welcoming entrance hallway with stairs up to the first floor and doors to the lounge, kitchen diner and lobby with doors to the downstairs WC and garage. The modern lounge features a bay window and a recess to chimney breast with solid Oak beam. The fabulous kitchen diner easily accommodates a family dining table and benefits from a good range of contemporary units with under cabinet lighting, plinth lighting and contrasting worktops. Integrated appliances include eye level double oven, gas hob, chimney hood, dishwasher and microwave and there is space for an American style fridge freezer. To the first floor there are three bedrooms, one with fitted wardrobes and a stylish family bathroom with panelled bath, walk in rainfall shower, vanity wash basin and low level WC. Externally there is an attached garage, a front garden with driveway parking and a rear garden with decking, lawn and mature shrubs.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only 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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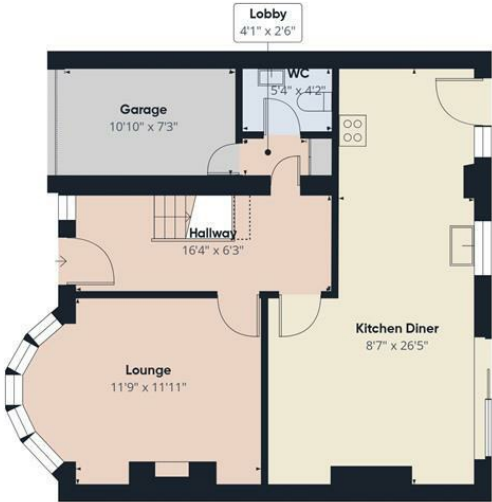
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1114 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

[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 | | 86 |
| (81-91) B | 73 | |
| (69-80) C | | |
| (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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