

FOR  
SALE

73 CAULDWELL LANE, MONKSEATON NE25 8SS  
£335,000



#### 3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- EXTENDED DINING KITCHEN
- STYLISH FAMILY BATHROOM WC & DOWNSTAIRS WC
- LOW MAINTENANCE FRONT GARDEN
- REAR GARDEN WITH OFF STREET PARKING
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
14'1 x 12'8

EXTENDED DINING KITCHEN  
14'2x12, 10'3 x7'11 & 7'4 x5'6

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
14'5 x 12'3

BEDROOM TWO  
14'3 x 11'10

BEDROOM THREE  
9'9 x 7'5

BATHROOM WC  
9'2 x 7'4

FRONT GARDEN

REAR GARDEN

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This stunning and characterful, mid terrace house is perfectly located in 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 1100 square feet of accommodation set over two floors, this interior designed property consists of a vestibule with door incorporating period stained glass leading to the spacious entrance hallway which has stairs up to the first floor and doors to the reception room, dining kitchen and downstairs WC. The light and elegant reception room has a beautiful bay window with period stained glass upper panes, a period cast iron fireplace and built in recess cupboards. The fabulous and extended dining kitchen easily accommodates a six seater dining table as well as an Island layout and built in cupboards and shelves to one recess.

Benefitting from an impressive range of contemporary units with stone worktops and integrated appliances including oven, gas hob and fridge freezer. The island incorporates not only base units and the sink but also the dishwasher and washing machine. The dining area includes a picture window and door giving access to the rear garden and providing an abundance of natural light. To the first floor there are three stylish bedrooms, all with fitted wardrobes and two with period cast iron fireplaces. The beautiful family bathroom has a stone bath with central mixer tap, walk in rainfall shower, countertop washbasin, integrated WC and a period stained glass internal window. Externally there is a low maintenance front garden and a rear garden with artificial lawn, patio, raised decking, an outbuilding with power and a garage door providing off street parking.

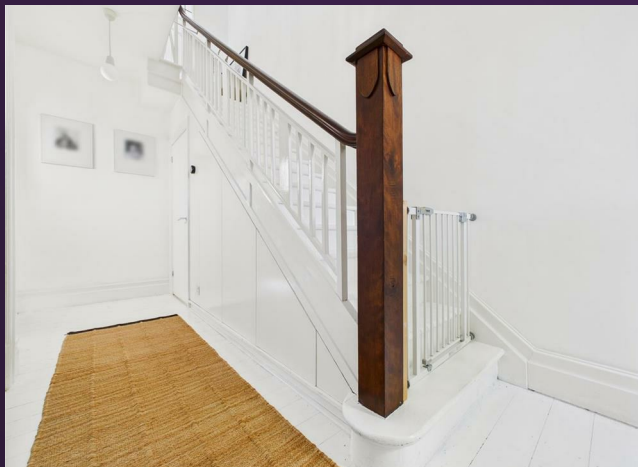
The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.



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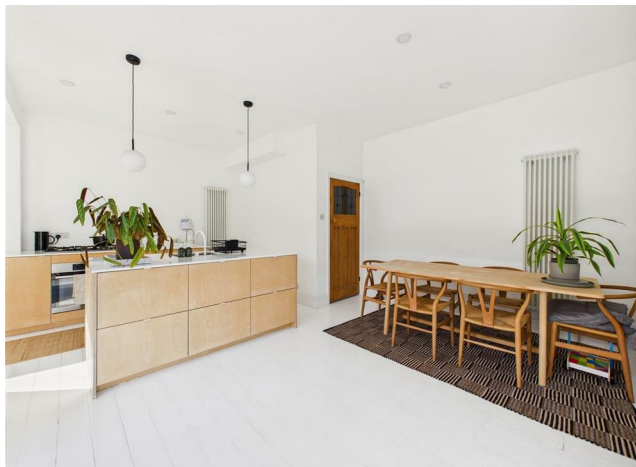


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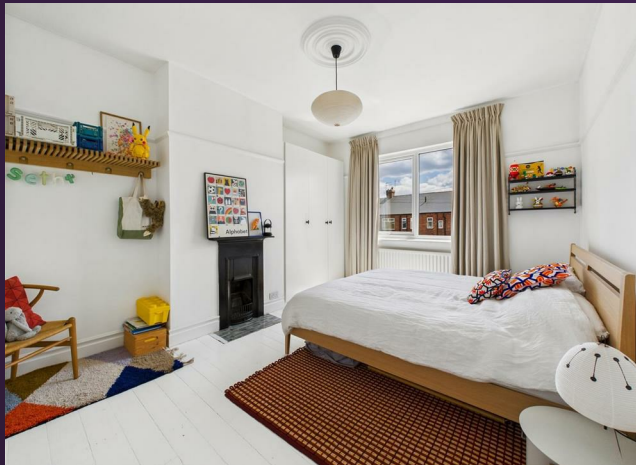
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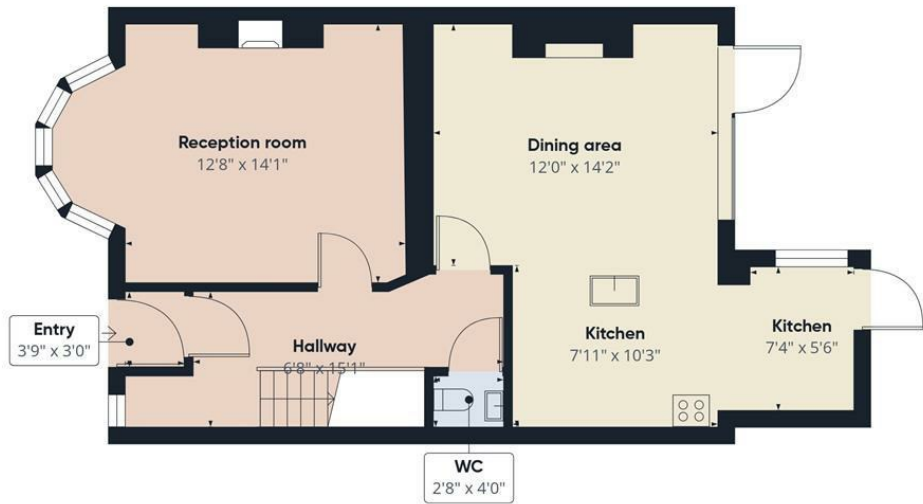


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1144 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 are based on RICS IPMS 3C standard.

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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 |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
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| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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