

TO LET

94 CLOSEFIELD GROVE, WHITLEY BAY NE25 8SU
£825 PER CALENDAR MONTH



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- MODERN KITCHEN
- BATHROOM WC
- FRONT & REAR GARDEN
- UNFURNISHED
- AVAILABLE NOW
- EPC RATING C

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ENTRANCE HALLWAY
17'6 x 3'3

LOUNGE
12'2 x 11'11

KITCHEN
13'1 x 7'1

BEDROOM
14,5 x 9'5

BEDROOM
9'8 x 7'11

BATHROOM WC
9'5 x 5'8

FRONT GARDEN

REAR GARDEN

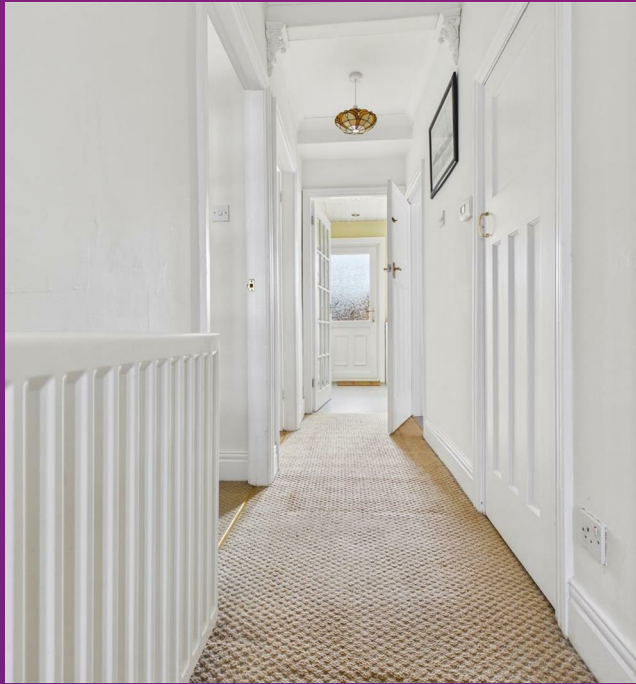
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This characterful, ground floor flat is perfectly located in a sought after residential location. It boasts a wealth of modern features with period charm, is unfurnished, available now and ideal for a range of tenants. With over 600 square foot of accommodation, this two bedroom property consists of an entrance hallway with a built in storage cupboard, a spacious lounge, a modern kitchen with a range of units and contrasting worktops, single oven, gas hob, extractor hood and space for fridge freezer and washing machine. There are two bedrooms one with built in wardrobes. There is also a modern bathroom with panelled bath, walk in shower, pedestal washbasin and low level WC. Externally there is a front and South facing rear garden. The generous size, amazing condition and 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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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) A		
(81-91) B		
(69-80) C	71	74
(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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