

FOR
SALE

14 PRIORY AVENUE, MONKSEATON NE25 8RU
£225,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CLASSIC KITCHEN
- DOWNSTAIRS SHOWER ROOM & SEPARATE WC
- FRONT & REAR GARDENS
- NO UPPER CHAIN
- EPC RATING PENDING

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM
13'7 x 11'11

KITCHEN
9'4 x 9'2

SHOWER ROOM
8'10 x 4'10

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'3 x 12

BEDROOM TWO
15'6 x 9'5

BEDROOM THREE
9'11 x 8'1

FRONT GARDEN

REAR GARDEN

14 PRIORY AVENUE, MONKSEATON NE25 8RU

This lovely, mid terrace house was built in the 1920s and is perfectly located in a popular residential area. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers.

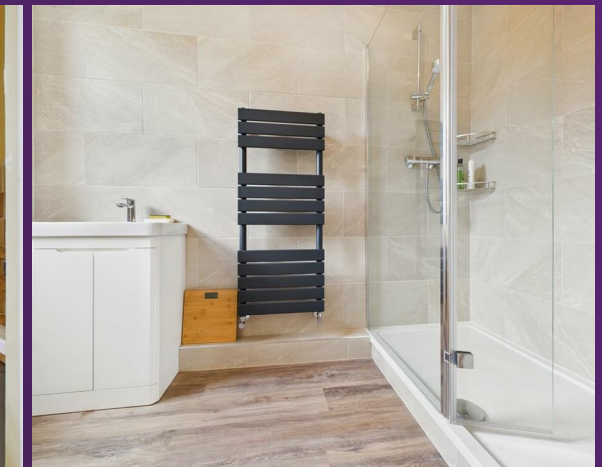
With over 870 square feet of accommodation set over two floors, this well presented property consists of an entrance hallway with stairs up to the first floor and a door to the spacious reception room. The classic kitchen benefits from a range of units with contrasting worktops, integrated oven and hob, and spaces for a washing machine and fridge freezer. The shower room is located on the ground floor with a walk in shower and vanity wash basin and there is a separate WC. To the first floor there are two good sized double bedrooms and a third smaller bedroom. Externally there is a low maintenance front garden and a generously sized rear garden with lawn, planted borders and mature shrubs.

The generous size, potential and perfect family feel 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.

14 PRIORY AVENUE
MONKSEATON
NE25 8RU

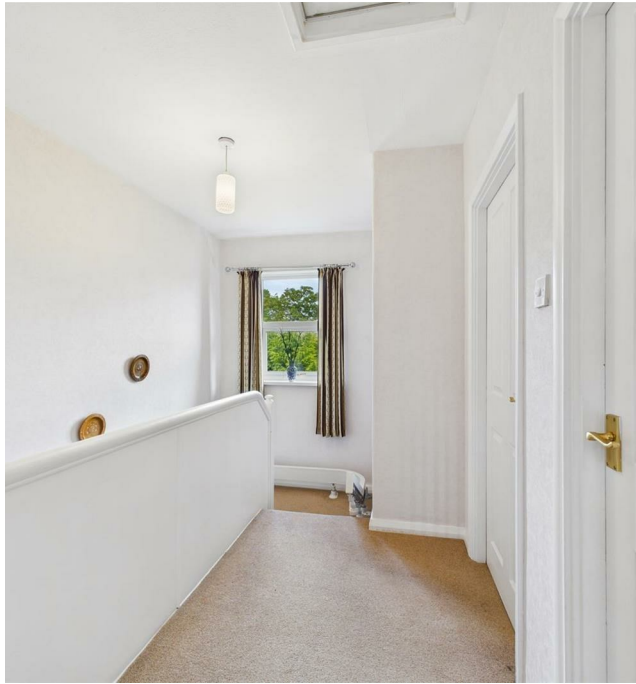
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

14 PRIORY AVENUE
MONKSEATON
NE25 8RU

EMBLEYS
ESTATE
AGENTS



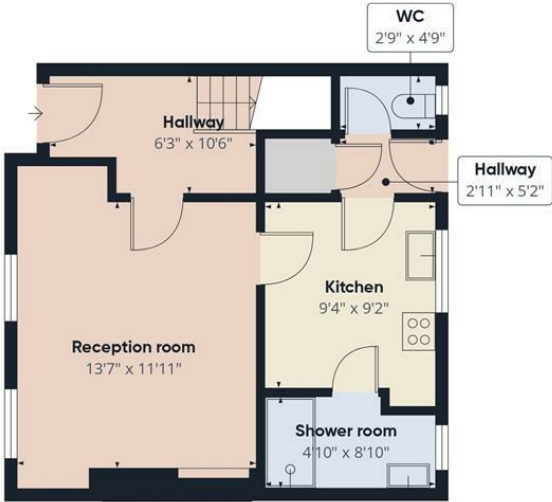
0191 252 2810 - EMBLEYS.CO.UK

14 PRIORY AVENUE
MONKSEATON
NE25 8RU

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



Floor 0



Floor 1

Approximate total area⁽¹⁾
876 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

14 PRIORY AVENUE
MONKSEATON
NE25 8RU

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](#)



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

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.

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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		

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK