

TO LET

23 HILLFIELD, MONKSEATON NE25 9AJ
£1,300 PER CALENDAR MONTH



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GOOD SIZED RECEPTION ROOM
- DRIVEWAY PARKING & FRONT GARDEN
- OPEN PLAN KITCHEN/RECEPTION ROOM
- WEST FACING REAR GARDEN
- BATHROOM WC
- AVAILABLE NOW & UNFURNISHED
- EPC RATING D

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ENTRANCE HALLWAY
13'6" x 6'3"

RECEPTION ROOM ONE
11'10" x 11'11"

KITCHEN/RECEPTION ROOM
12'3" x 18'6"

LANDING
8'3" x 3'1"

BEDROOM ONE
12'4" x 11'0"

BEDROOM TWO
11'11" x 11'0"

BEDROOM THREE
8'0" x 7'4"

BATHROOM WC

FRONT GARDEN

DRIVEWAY

REAR GARDEN

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This lovely, well presented semi detached property is perfectly located with in a sought after residential area. It displays a variety of period features, available now, is unfurnished and is ideal for a range of tenants.

This three bedroom property is set over two floors and consists of an entrance hallway with doors to two reception rooms and stairs up to the first floor. The front reception room is spacious and the rear room open plan to the kitchen which benefits from a range of units, a breakfast bar and integrated appliances with a door leading to the rear garden. To the first floor there are three bedrooms and a modern family bathroom benefitting from a bath with shower over, vanity wash basin and integrated WC. Externally there is driveway parking, front garden and West facing rear garden.

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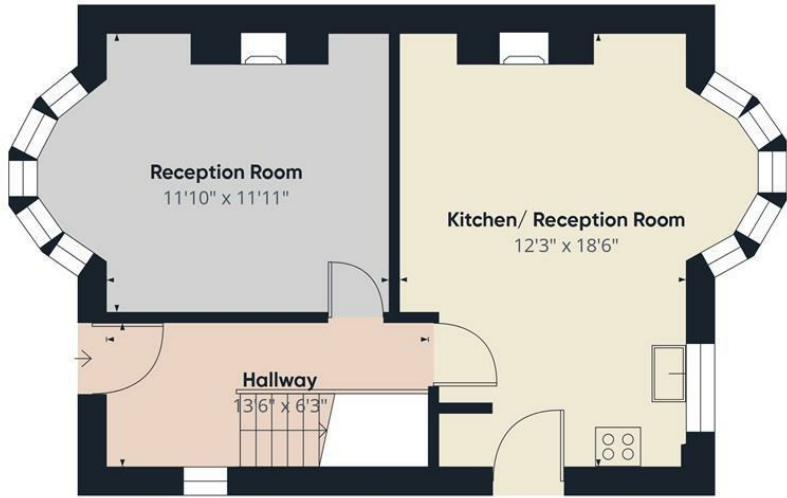


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Floor 0



Floor 1

Approximate total area⁽¹⁾
882 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

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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		85
(69-80) C	72	
(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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