

TO LET

19 CLOSEFIELD GROVE, WHITLEY BAY NE25 8ST
£825 PER MONTH



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- AVAILABLE NOW, UNFURNISHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- GOOD SIZED KITCHEN
- BATHROOM WC
- PRIVATE REAR GARDEN
- EPC RATING C

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VESTIBULE
3'0" x 7'0"

KITCHEN
8'7" x 11'1"

HALLWAY
15'9" x 3'2"

BATHROOM WC
4'3" x 8'4"

BEDROOM
13'1" x 8'8"

LOUNGE
13'3" x 11'4"

BEDROOM
7'11" x 8'3"

REAR VESTIBULE
3'0" x 9'10"

REAR GARDEN

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This lovely, ground floor flat is perfectly located in a sought after residential location. It boasts a wealth of features, is unfurnished, available now and ideal for a range of tenants.

With over 600 square foot of accommodation, this two bedroom property consists of a vestibule, a good sized kitchen with a range of units and contrasting worktops, single oven, gas hob, extractor and space for fridge freezer and washing machine. There is a light and spacious lounge with a feature fireplace and two bedrooms one with built in wardrobes. The bathroom benefits from a panelled bath with shower over, pedestal washbasin and low level WC. Externally there is a west facing rear garden.

The superb layout 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 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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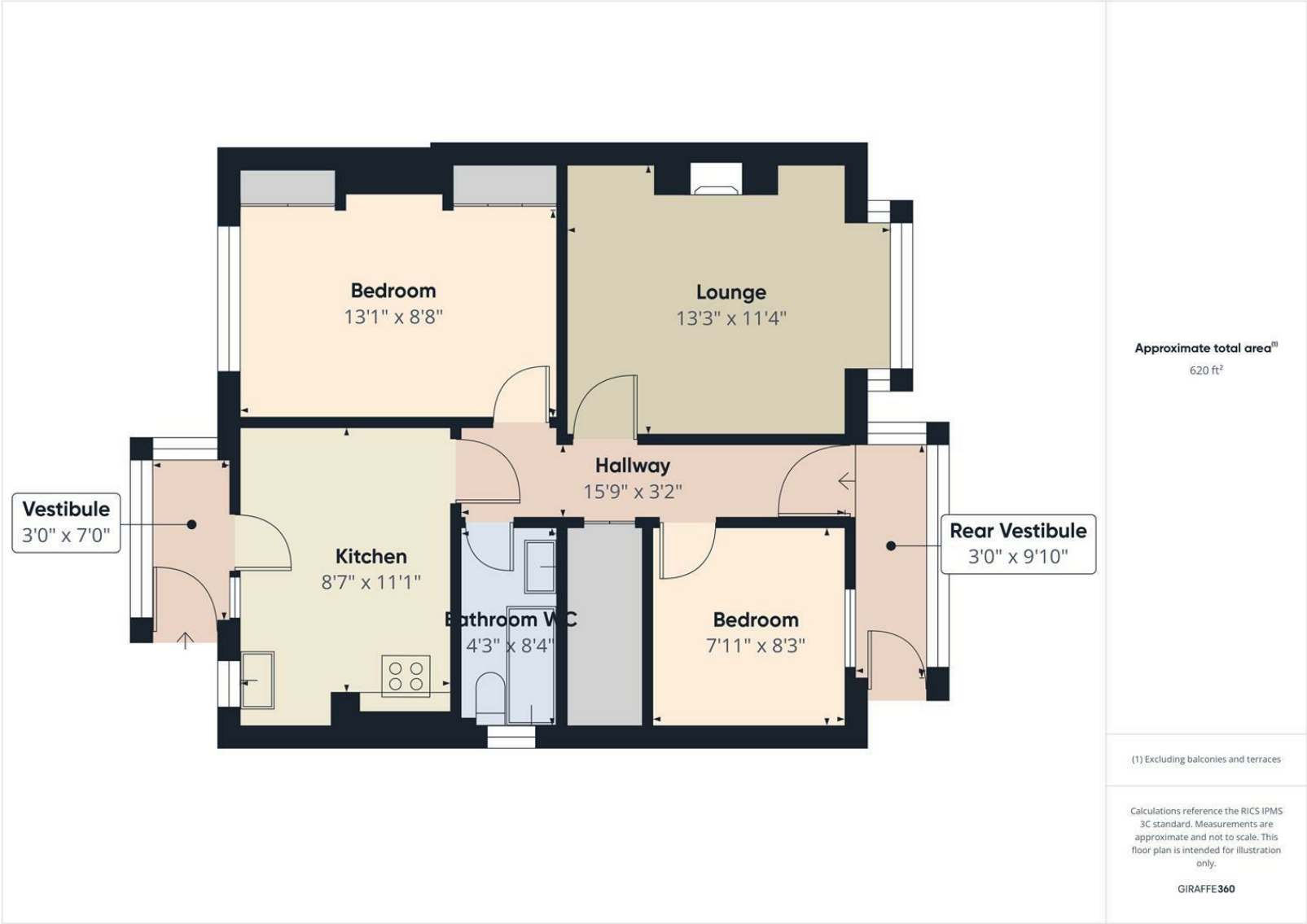
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SMOKE ALARMS

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	69	73
(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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