

FOR
SALE

25 KENILWORTH ROAD, MONKSEATON NE25 8BB
£365,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE PROPERTY
- FULL OF CHARACTER AND PERIOD CHARM
- NO UPPER CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- GOOD SIZED BATHROOM WC
- FRONT TOWN GARDEN AND REAR YARD
- EPC RATING D

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VESTIBULE
4'1" x 3'9"

ENTRANCE HALLWAY
11'6" x 3'9"

RECEPTION ROOM
12'5" x 14'0"

RECEPTION ROOM
12'8" x 12'5"

KITCHEN
16'0" x 6'0"

LANDING

BEDROOM
13'0" x 9'0"

BEDROOM
12'6" x 11'5"

BEDROOM
9'2" x 6'3"

BATHROOM WC
6'1" x 5'8"

FRONT TOWN GARDEN

REAR YARD

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This lovely mid terrace property is perfectly located in a popular residential area. It boasts a wealth of period charm and is ideal for a range of buyers.

With over 1000 square foot of accommodation set over two floors this characterful property comprises of a vestibule and welcoming entrance hallway leading to two spacious reception rooms and stairs up to the first floor landing. The first reception room is bright and airy and features a log burner and the second has space for a dining table and access to the beautiful rear yard. The modern kitchen benefits from a good range of units with contrasting worktops, eye level double oven, electric hob and integrated dishwasher.

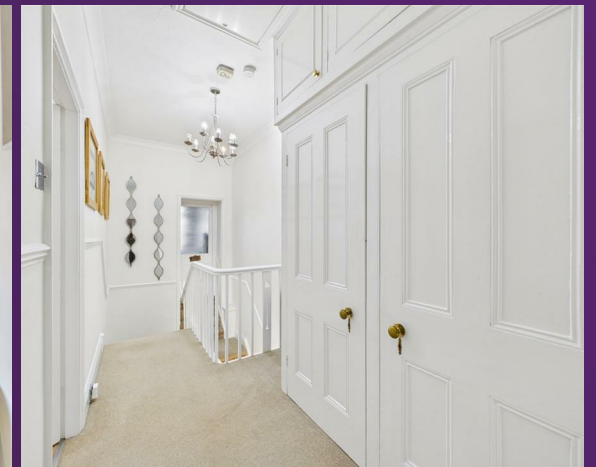
To the first floor there are two good sized stylish bedrooms, one with fitted wardrobes and a third, smaller bedroom currently used as an office space. There is a lovely bathroom WC with panelled bath and shower over, vanity washbasin and low level WC. Externally there is a front town garden and a beautiful private rear yard.

The generous size, fabulous location and superb layout 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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Entry
4'1" x 3'9"

Floor 0



Landing
2'11" x 6'4"

Floor 1

Approximate total area⁽¹⁾
1014 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.

VIEW PROPERTY



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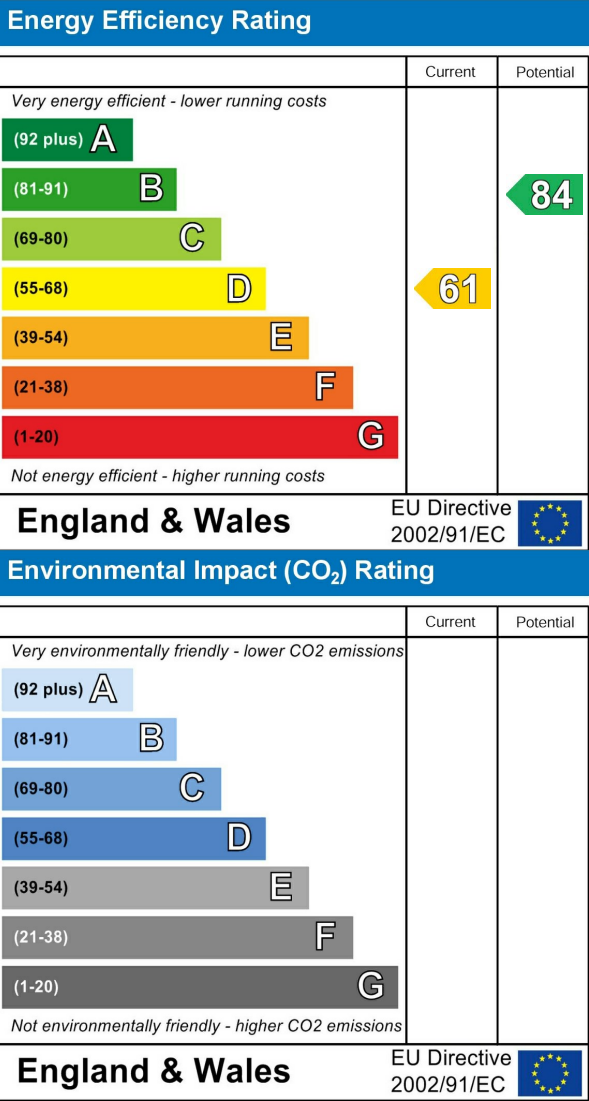
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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