



Earsdon Road West Monkseaton

One of the largest of its particular style on this popular street, we just love this 1930's family home! With multiple bay windows you can be sure that this property oozes space and light throughout! So convenient for sought after local schools, the shortest of walks to the Metro, close to local shops, Sainsburys, Monkseaton Village and a few minutes' drive from our wonderful coastline. The property is available with no onward chain and boasts, entrance porch, spacious hallway with original staircase and leaded light window, front lounge with feature bay, fireplace and gas, living flame fire, the dining room has excellent proportions, a feature fireplace and French door out to the rear garden. Stylish family breakfasting kitchen with integrated appliances, access to the garage and inner hall with door out to the garden area. Gorgeous landing with access to three fantastic sized bedrooms, all doubles, two with bay windows and fitted wardrobes. Contemporary, re-fitted bathroom with shower. The property to the rear enjoys an elevated position, looking over the generous garden which offers patios, lawn, mature and well stocked borders, large storage area under the rear of the property due to the elevated position. To the front there is a block paved driveway and patio with attached garage. The property also benefits from a new roof, some re-fitted windows and further upgrades.

£345,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: modern flooring, double glazed windows and door to:

ENTRANCE HALLWAY: Impressive, light and airy hallway, with original stained leaded light window and turned feature staircase up to the first floor, radiator and radiator cover, laminate flooring, under-stair cupboard, door to:



LOUNGE: (front): 14'4 x 12'2, (4.37m x 3.71m), with measurements into feature double glazed bay window and alcoves, fitted storage into alcove, attractive fireplace with gas, coal effect fire, laminate flooring, cornice to ceiling, radiator

DINING ROOM: (rear): 15'4 x 12'3, (4.67m x 3.73m), into double glazed bay and alcoves, this gorgeous room has an elevated aspect, with views over the rear garden and double glazed French door and steps down to the garden area, radiator, radiator cover, recessed hearth



BREAKFASTING KITCHEN: (rear): 14'5 x 9'0, (4.39m x 2.74m), a stylish and spacious family breakfasting kitchen with access into the garage and into the inner hall with door out to the garden area. The kitchen is fitted with a range of stylish base, wall and drawer units, refitted contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, modern flooring, radiator and radiator cover, panelled ceiling with spotlights, double glazed window

FIRST FLOOR LANDING: Beautiful landing with original, stained leaded light window, cornice to ceiling, door to:



BEDROOM ONE: (front): 14'8 x 12'4, (4.47m x 3.76m), with measurements into double glazed bay window, alcoves and into recess, laminate flooring, radiator

BEDROOM TWO: (front): 14'5 x 10'5, (4.39m x 3.18m), into double glazed bay window and alcoves, radiator, fitted wardrobes

BEDROOM THREE: (rear): 15'1 x 11'8, (4.59m x 3.56m), into double glazed bay window and alcoves, fitted wardrobes

BATHROOM: (rear): 8'7 x 6'8, (2.62m x 1.96m), a contemporary and stylish recently re-fitted family bathroom, comprising of, bath, chrome shower, pedestal washbasin, low level w.c., radiator, modern, Victorian style flooring, storage cupboard and shelving, two double glazed windows, dado rail, panelled ceiling with spotlights, modern panelling to walls

EXTERNALLY: A beautiful and generous rear garden, with steps down from the property to a fenced and walled patio area, lawn, mature and well stocked borders, beneath the rear of the property is also a large under-property storage area, perfect for garden furniture and all of your bits and bobs! To the front of the property there is a block paved patio and driveway, double doors into the garage area, which has electric, lighting and a sink

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre, (to be confirmed)

Mobile Signal Coverage Blackspot: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

WB2591.AI.DB.17.07.2024.V.2





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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