



Cambo Avenue

West Monkseaton

A beautiful, pre-war semi-detached family home with feature bay windows. Within catchment for sought after local schools and walking distance to Monkseaton village, Metro, bus routes and eateries. Showcasing a delightful corner plot with side gardens enjoying a front sunny aspect, patio, side driveway and double garage. Spacious light and airy hallway, lounge with bay window and recessed hearth. Family dining kitchen with stylish kitchen, integrated appliances and patio doors out to the garden. The first- floor landing presents three double bedrooms, the principle, bedroom with bay window and fitted wardrobes, gorgeous family bathroom with shower and forest waterfall spray, there are double gates to the side driveway and double garage. A fabulous family home!

£340,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: a lovely, light and airy hallway with double glazed window, radiator, under-stair cupboard, additional double- glazed window, door to:

LOUNGE: (front): 13'6 x 12'8, (4.12m x 3.86m), with measurements into alcoves and double- glazed bay window, recessed hearth, radiator, laminate flooring

DINING KITCHEN: 20'2 x 12'3, (6.12m x 3.73m), maximum measurements, fitted cupboards into alcoves, a gorgeous, open dining kitchen with double glazed patio doors out to the garden, the kitchen is fitted with a stylish range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, radiator, tiled floor, gas fire, breakfast bar, plumbed for dishwasher and automatic washing machine, double glazed window

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, double glazed window, door to:

BEDROOM ONE: (front): 14'8 x 10'2, (4.47m x 3.10m), into feature double glazed bay window, plus depth of fitted wardrobes, providing ample hanging and storage space, co-ordinating drawers, radiator

BEDROOM TWO: (rear): 11'5 x 11'4, (3.48m x 3.45m), into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 8'0 x 7'8, (2.44m x 2.33m), radiator, double glazed window

BATHROOM: a gorgeous family bathroom, showcasing, bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, storage cupboard housing combination boiler, tiled floor, tiling to walls and shower area, double glazed window



EXTERNALLY: a delightful corner plot with lawned area to the side enjoying a sunny front aspect, patio area, feature gravelling, borders with privacy hedging, driveway with double gates, additional gates to the front garden area with lawn

GARAGE: 17'8 x 12'4, (5.38m x 3.76m), up and over garage door, plumbing for automatic washing machine, electric point

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.
E.g. Lift access to first floor

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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.

16 Branches across the North-East

