

FOR
SALE

12 OAKLAND ROAD, MONKSEATON NE25 8LS
£335,000



3 BEDROOM BUNGALOW - SEMI DETACHED

- THREE BEDROOM SEMI DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- MODERN BATHROOM WC
- FRONT GARDENS WITH DRIVEWAY PARKING
- GOOD SIZED REAR GARDEN
- NO UPPER CHAIN
- EPC RATING E

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VESTIBULE
4'11" x 4'0"

ENTRANCE HALLWAY
21'8" x 3'0"

RECEPTION ROOM
14'10" x 13'0"

KITCHEN
7'4" x 14'0"

BEDROOM ONE
15'8 x 13

BEDROOM TWO
11'2" x 10'0"

BEDROOM THREE
9'10" x 7'6"

BATHROOM WC
5'9" x 7'0"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this lovely semi detached bungalow, built in the 1920s and perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features, has no upper chain and is ideal for retirees.

With over 820 square foot of accommodation on offer this property comprises of a vestibule and entrance hallway, a light and spacious lounge to the rear of the property with doors giving access to the garden. Two good sized bedrooms, one which is currently used as an additional reception room with a bay window and feature fireplace and a further smaller bedroom. The kitchen has a range of wall, base and drawer units with contrasting worktops and integrated appliances including an oven, gas hob, extractor hood and space for a fridge freezer and dishwasher. The modern bathroom benefits from a walk in shower, vanity wash basin with cupboards underneath and a low level WC. Externally there is a blocked paved front garden with driveway parking for up to three cars and a rear garden with an artificial lawn and access to the front of the property.

The fabulous location and condition 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 on to its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport 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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FLOORPLAN

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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