

FOR  
SALE

24A WELLINGTON AVENUE, WELLFIELD NE25 9JQ  
£345,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- RARE TO THE MARKET IN POPULAR RESIDENTIAL LOCATION
- OPEN PLAN LOUNGE & DINING ROOM
- GOOD SIZED BREAKFASTING KITCHEN
- DOWNSTAIRS WC
- BEAUTIFUL FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- NO UPPER CHAIN & EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE  
12'10 x 10'2

DINING ROOM  
12'1 x 11'3

KITCHEN  
17'7 x 7'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
11'5 x 11'4

BEDROOM TWO  
11'3 x 11

BEDROOM THREE  
13'7 x 8'11

BEDROOM FOUR  
7'9 x 6'10

BATHROOM WC  
7'8 x 7'7

GARAGE  
13'10 x 9'1

FRONT GARDEN

REAR GARDEN

## 24A WELLINGTON AVENUE, WELLFIELD NE25 9JQ

A rare opportunity to acquire this beautifully presented four-bedroom detached home, offering no upper chain and a perfect blend of modern living and period charm. Generous in size and boasting a superb, well-balanced layout, the property has a unique feel throughout, making it ideal for a wide range of buyers seeking a home in a popular residential location.

Upon entering, you are greeted by a vestibule leading into a spacious entrance hallway, complete with stairs to the first floor and a useful under-stairs storage cupboard. From here, there's an archway into the impressive open plan lounge and dining room. This bright space is perfect for both relaxing and entertaining, featuring a charming fireplace and ample room for furnishings. The dining area comfortably accommodates a family dining table and benefits from direct access to the rear garden. The breakfasting kitchen is spacious, and thoughtfully designed. It features a range of fitted units complemented by attractive wood style worktops, space for a range oven with chimney hood over, and integrated appliances including a fridge freezer, dishwasher, and washing machine. A breakfast bar provides an informal dining option, while a built-in pantry adds valuable storage. A convenient downstairs WC completes the ground floor.

To the first floor, there are three well-proportioned double bedrooms, along with a fourth smaller bedroom currently utilised as a dressing room. The family bathroom is beautifully finished in a contemporary style, offering a bath, walk-in shower, vanity wash basin, and low-level WC.

Externally, the property continues to impress with an attached garage, a low-maintenance front garden, and a driveway providing off-street parking. To the rear, a raised decking patio creates an ideal space for outdoor dining and entertaining.

Situated within the Wellfield area of West Monkseaton, the property enjoys a sought-after setting known for its strong sense of community and convenient transport links

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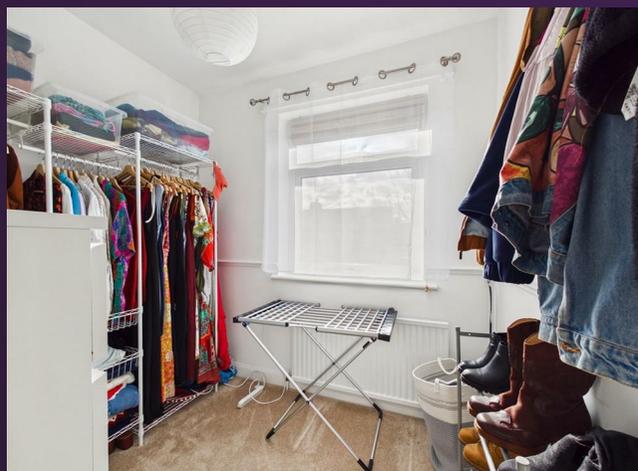
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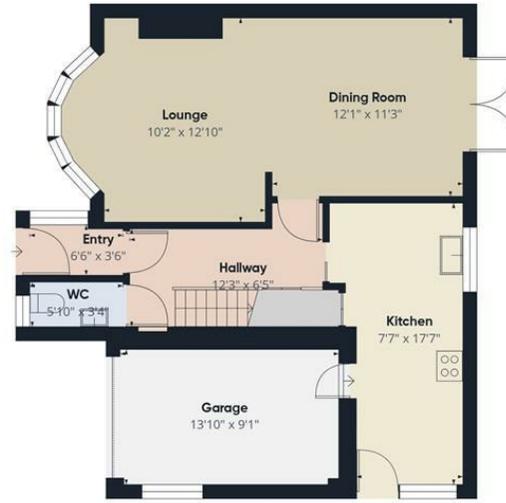
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1233 ft<sup>2</sup>

(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.

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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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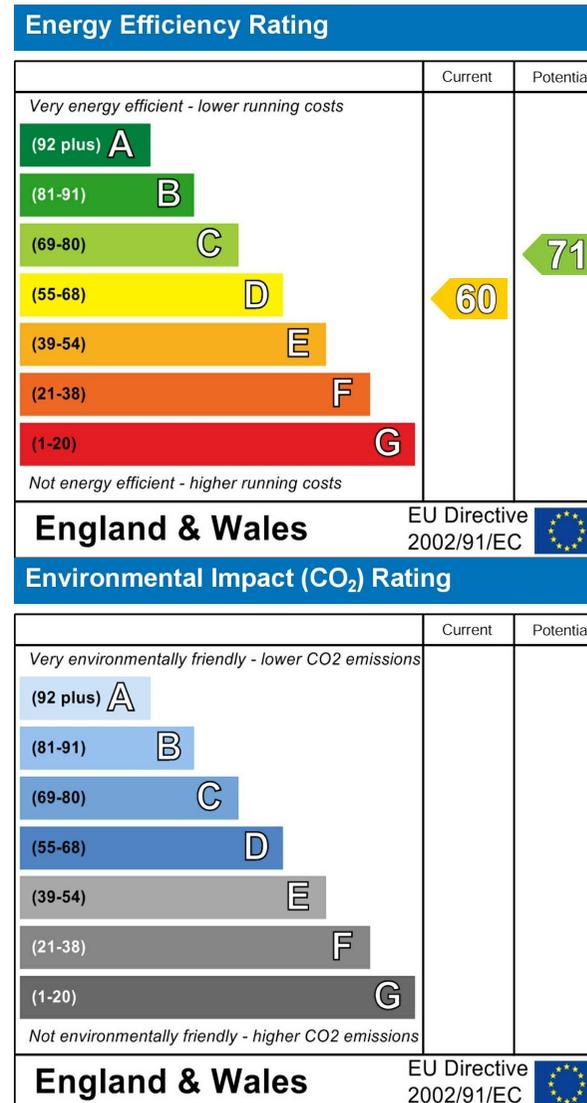
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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