

FOR
SALE

7 HOUGHTY ROAD, WHITLEY BAY NE25 9QN
£275,000



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- RECEPTION ROOM AND CONSERVATORY
- OPEN PLAN DINING ROOM AND KITCHEN
- MODERN BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY
- LOW MAINTENANCE REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM
11'11 x 11'5

DINING ROOM
17'7 x 7'8

CONSERVATORY
12'10 x 9'10

KITCHEN
12'9 x 11'9

LANDING

BEDROOM
10'3 x 9'11

BEDROOM
9'10 x 9'5

BATHROOM WC
6'1 x 6

GARAGE
15'7 x 9'11

FRONT GARDEN

REAR GARDEN

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A beautifully extended and presented two double bedroom semi-detached home, built circa 1935, ideally positioned within the highly sought-after South Wellfield area of West Monkseaton.

This attractive property combines a superb location, generous proportions and an excellent layout, making it an ideal choice for a wide range of buyers. West Monkseaton is particularly popular for its established residential setting, excellent local amenities, schooling and convenient access to the coast and surrounding areas.

A welcoming entrance hallway provides access to the principal reception room, with stairs leading to the first floor. The spacious reception room flows seamlessly into the dining area and features an attractive fireplace, creating a warm and inviting focal point. The dining room opens into the kitchen, with access to the bright and airy conservatory, which in turn leads out to the rear garden.

The fabulous kitchen is fitted with a range of contemporary units complemented by wood worktops, an integrated double oven, four-ring induction hob, extractor hood and dishwasher. There is space for a fridge freezer, together with a further door providing direct access to the rear garden.

To the first floor are two light and spacious double bedrooms. The principal bedroom benefits from a charming bay window and fitted wardrobes, while the second bedroom provides excellent versatility for guests, children or home working. The modern bathroom is fitted with a P-shaped bath with rainfall shower over, vanity wash basin and integrated WC.

Externally, the property offers a front garden with driveway parking and an attached garage, while the low-maintenance rear garden provides a pleasant outdoor space for relaxing and entertaining.

A fantastic opportunity to acquire a well-proportioned and thoughtfully extended home in a highly desirable West Monkseaton location. Early viewing is strongly recommended.

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7 HOUGHTY ROAD
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FLOORPLAN

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1103 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.

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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