

FOR
SALE

37 VALEHEAD, MONKSEATON NE25 9AY
£278,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- STYLISH SHOWER ROOM WC
- FRONT GARDEN WITH DRIVEWAY
- WEST/SOUTH FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM
15'5 x 10'5

KITCHEN DINER
15'8 x 9'5

LANDING

BEDROOM ONE
12'9 x 8'8

BEDROOM TWO
13'3 x 9'3

BEDROOM THREE
9'3 x 6'5

SHOWER ROOM
9'2 x 5

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached house is perfectly located in a ever popular residential location. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 750 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and doors to the spacious reception room and modern kitchen diner. The kitchen diner easily accommodates a dining table with a good range of units, contrasting worktops, integrated single oven, induction hob and chimney hood. To the first floor there are three bedrooms and a stylish and contemporary shower room with walk in rainfall shower, vanity wash basin and integrated WC. Externally there is a front garden with driveway parking and a substantial, west and south facing rear garden with lawn, mature shrubs and ample patio areas for outside seating and dining. The fabulous location and superb layout 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. This property is also close to excellent schools. 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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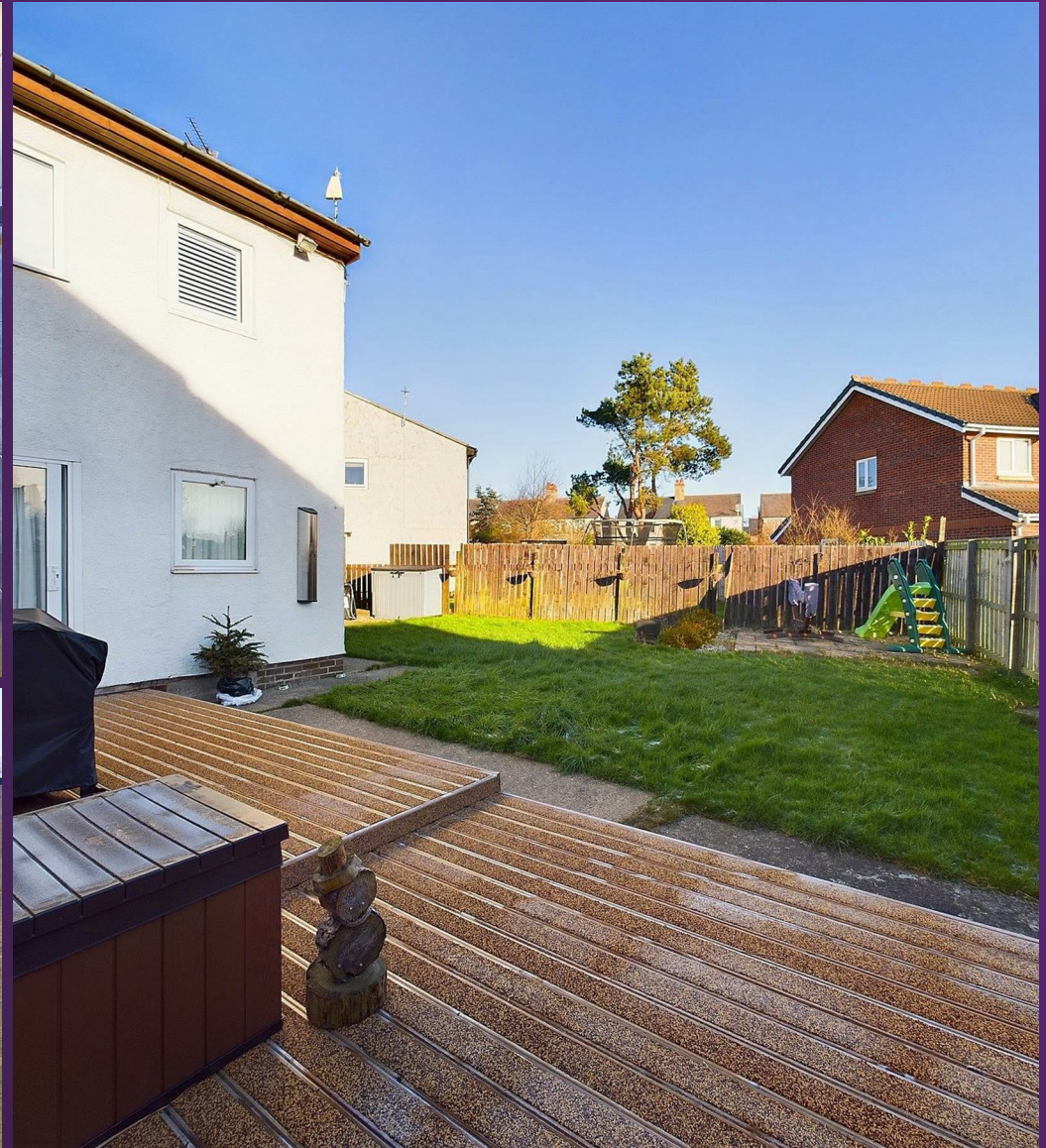
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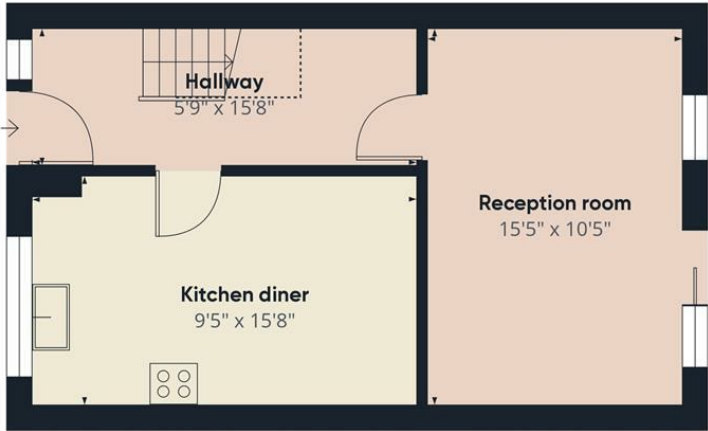


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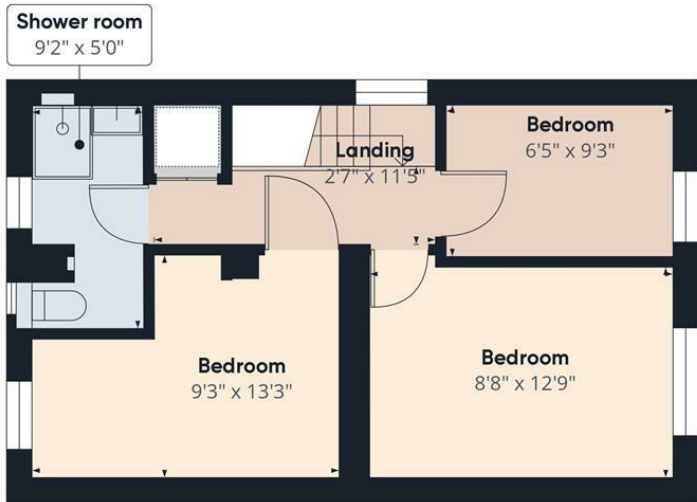
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Floor 0



Floor 1

Approximate total area⁽¹⁾
754.01 ft²
Reduced headroom
14.06 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

VIEW PROPERTY



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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		87
(69-80) C	73	
(55-68) D		
(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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