



46 Closefield Grove  
, Whitley Bay, NE25 8ST  
**£169,950**



**Trading Places**

Coastal and Country Property Specialists



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## 46 Closefield Grove

, Whitley Bay, NE25 8ST

Trading Places are delighted to present this lovely two bedroom, ground floor flat, located on Closefield Grove in the highly sought after area of Monkseaton.

The flat briefly comprises: a private entrance hallway with a cupboard for additional storage, a spacious living room featuring an electric fire and double doors opening onto the rear garden, and a fitted kitchen with a range of wall and base units. There are two bedrooms and a bathroom completing the internal layout. Externally, there is a shared front yard, and a well maintained private, east facing rear garden.

Monkseaton is highly sought after area offering an excellent range of local shops, amenities and well regarded schools, all conveniently on the doorstep. There are great transport links, including regular bus services and Metro connections providing easy access to nearby coastal towns and Newcastle. The fantastic Whitley Bay town centre and stunning seafront is also nearby.

Early viewing is highly recommended, please contact Trading Places on 0191 251 1189 to book. EPC Rating D. Council Tax Band A.



### Hallway

A welcoming entrance hallway providing access to the living room, kitchen, both bedrooms and the bathroom. The space also benefits from a useful storage cupboard, along with a single radiator and central ceiling light.

### Cupboard

### Living Room

13'6" x 10'8" (4.13m x 3.26m)

A spacious and inviting room, featuring an electric fire and double doors opening out onto the rear garden. It is complete with a central ceiling light, double radiator and carpeted flooring.

### Kitchen

10'10" x 9'5" (3.32m x 2.89m)

A well appointed fitted kitchen comprising a range of wall, base and drawer units, with a window overlooking the rear garden. Integrated appliances include a oven and gas hob with overhead extractor, along with space and plumbing for a washing machine. A door provides direct access to the rear garden.





**Bedroom 1**  
13'0" (into bay) x 11'6" (3.97m (into bay) x 3.52m)  
Bedroom One is a spacious double room featuring a walk-in bay window to the front, allowing for plenty of natural light. The room also benefits from a central ceiling light and double radiator.



**Bedroom 2**  
8'3" 8'0" (2.54m 2.45m)  
Bedroom Two features a window to the front elevation, along with a central ceiling light and single radiator.



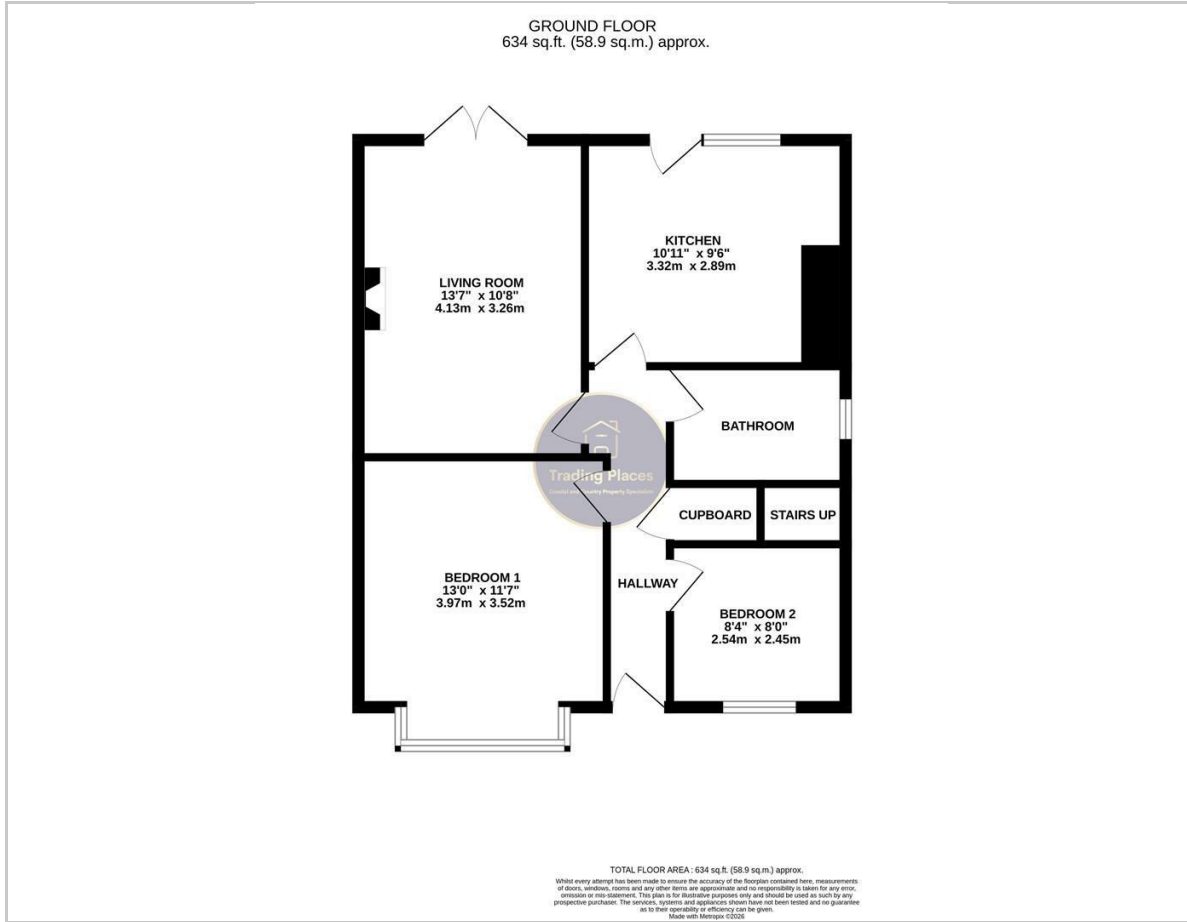
**Bathroom**  
The bathroom features a window to the side elevation and is fitted with a WC, wash hand basin and a bath with overhead shower. There are spotlights and a double radiator.

**External**  
Externally, the property benefits from a shared garden to the front, while to the rear there is a private, well-maintained garden featuring both decking and lawned areas.

**Lease Details**  
Lease term: 999 years from 4 May 2012



## Floor Plan

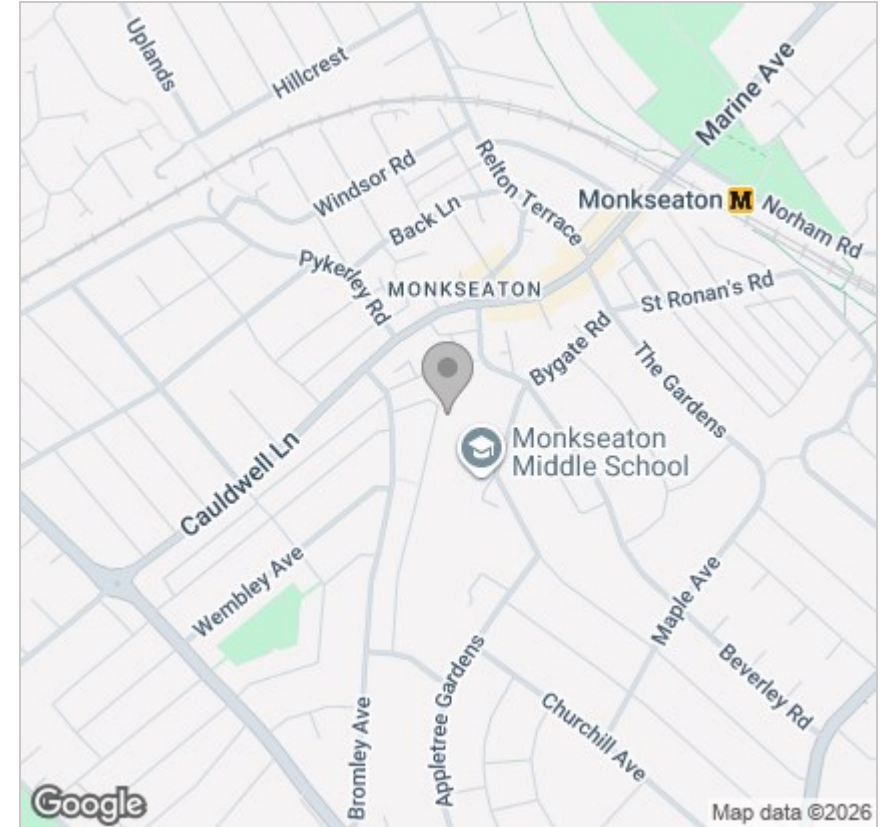


## Viewing

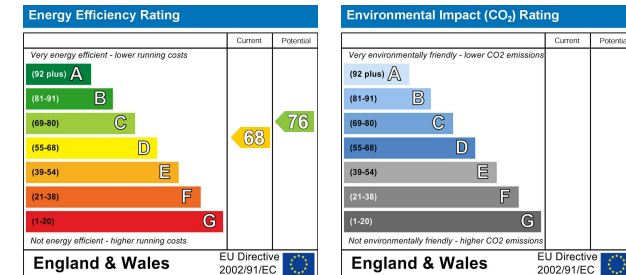
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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