FOR SALE

32A CLOSEFIELD GROVE, WHITLEY BAY NE25 8ST
£275,000

3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- RECEPTION ROOM & DINING ROOM
- MODERN KITCHEN & BATHROOM WC
- PRIVATE GATED PARKING AND DETACHED GARAGE
- WELL MAINTAINED FRONT GARDEN
- LOW MAINTENANCE REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY
13'7" x 6'1"

RECEPTION ROOM
13'11" x 10'8

DINING ROOM
11'6 x 8'5

KITCHEN
10'7 x 8'6

LANDING
9'9 x 6'1

BEDROOM ONE
13'0 x 9'11

BEDROOM TWO
10'4 x 10'1

BEDROOM THREE
9'9 x 6'11

BATHROOM WC
6'10 x 5'6

GARAGE
16'0 x 9'0

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***PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR ***

This lovely and well presented, semi detached house was built circa 1980 and is perfectly presented in a highly sought after residential area close to local schools and transport links. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers.

With over 840 square feet of accommodation set over two floors, this property consists of a light and airy hallway with stairs up to the first floor and doors to the reception room and dining room. The reception room is spacious with a feature fireplace including stone surround and electric fire, and the dining room is rear facing with patio doors leading to the rear garden. The modern kitchen benefits from a good range of units with contrasting worktops and integrated appliances include a single oven, four ring hob and extractor hood with spaces for a fridge freezer and washing machine. There is also an under stairs storage cupboard. The first floor landing is spacious with a built in storage cupboard and doors to the bedrooms and bathroom. There are two double bedrooms, a third smaller bedroom and a modern family bathroom including bath with shower over, pedestal wash basin and low level WC.

Externally there is a low maintenance front garden with planted borders and access to the rear of the property, a rear garden with decorative paving, access to a parking area and the detached garage.

The fabulous location and perfect family feel 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 links, great schools 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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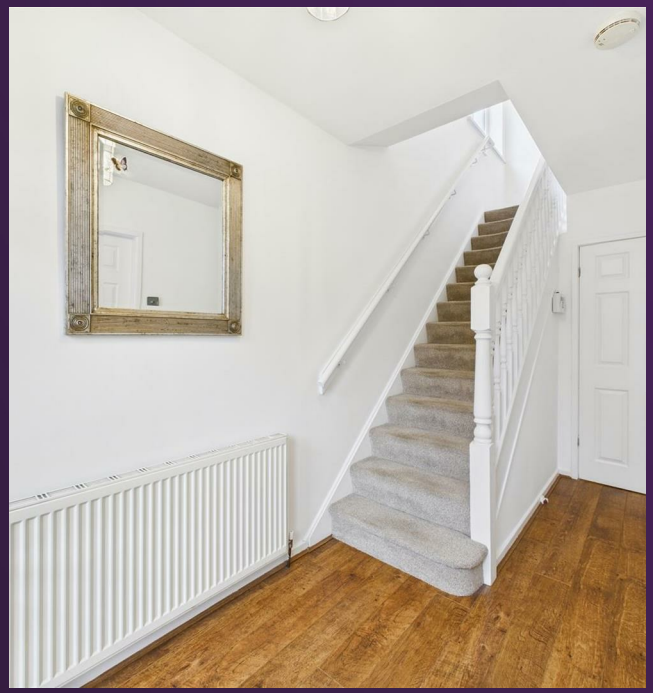

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FLOORPLAN

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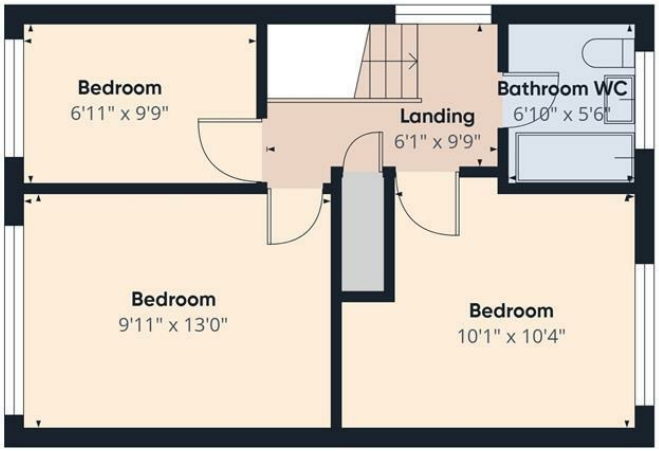
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

986 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.

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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

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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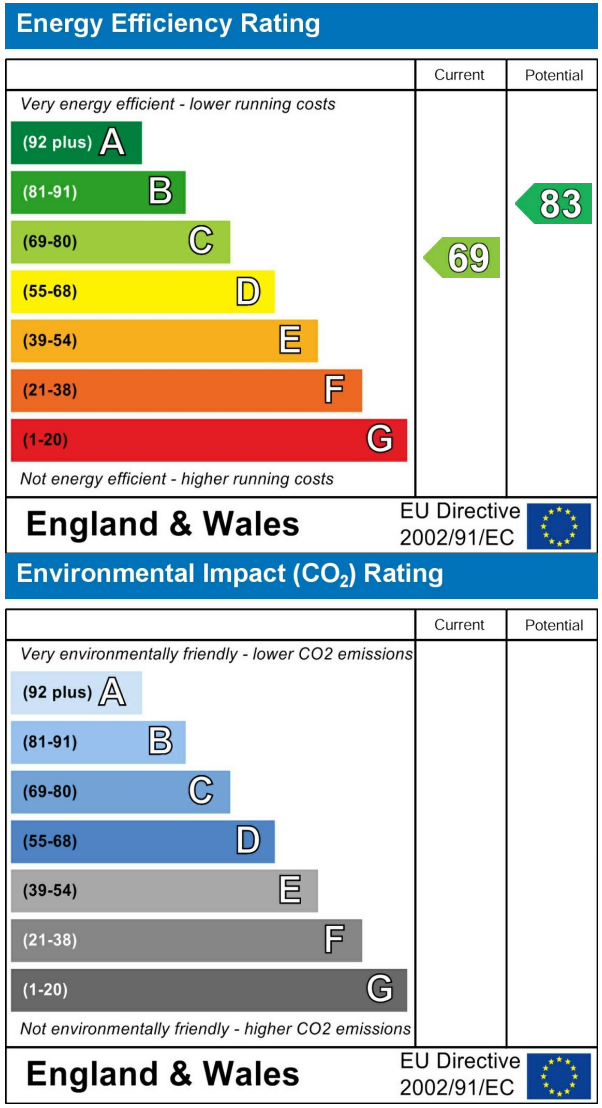
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