

FOR  
SALE

20 WESTFIELD AVENUE, MONKSEATON NE25 8NW  
OFFERS OVER £389,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL AREA
- STYLISH LOUNGE
- OPEN PLAN KITCHEN DINER
- MODERN BATHROOM WC
- FRONT GARDEN & DOUBLE DRIVEWAY
- ATTACHED GARAGE & REAR GARDEN
- EPC RATING C

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VESITBULE

HALLWAY

LOUNGE

KITCHEN DINER

LANDING

BEDROOM

BEDROOM

BEDROOM

BATHROOM WC

GARAGE

FRONT GARDEN

REAR GARDEN

## 20 WESTFIELD AVENUE, MONKSEATON NE25 8NW

Embleys are delighted to be instructed in the sale of this lovely, well presented, three bedroom, semi detached house. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 1080 square feet of accommodation set over two floors, this characterful property consists of an entrance hallway with stairs up to the first floor and doors to the beautiful lounge and kitchen diner. The fabulous kitchen diner easily accommodates a dining table as well as a breakfast bar and a good range of units with solid wood worktops, double oven, four ring gas hob, chimney hood, dishwasher and fridge freezer. To the first floor there are three bedrooms and a good sized family bathroom benefitting from a panelled bath with shower over, vanity wash basin and low level WC. Externally there is a garage, a front garden with driveway parking and a substantial rear garden with raised decking, patio and lawn.

The generous size and fabulous location 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. 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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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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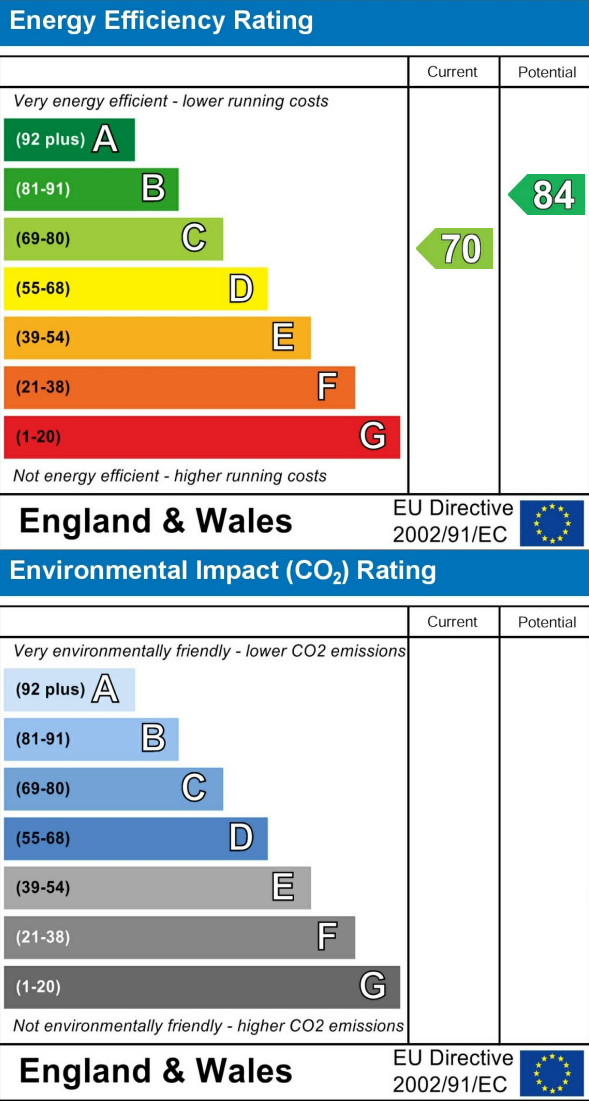
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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