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FOR  
SALE

84 CLOSEFIELD GROVE, MONKSEATON NE25 8SU  
£169,950



ENTRANCE HALLWAY

RECEPTION ROOM ONE  
12'2 x 11'11

KITCHEN  
13'3 x 8'2

BEDROOM ONE  
12'1 x 11'10

BEDROOM TWO  
9'8 x 7'10

BATHROOM WC  
9'5 x 4'5

FRONT GARDEN

REAR GARDEN

2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- SUPERB LAYOUT
- SPACIOUS RECEPTION ROOM
- FABULOUS KITCHEN
- BEAUTIFUL BATHROOM WC
- FRONT GARDEN
- SECLUDED REAR GARDEN WITH OUTHOUSE
- EPC RATING PENDING

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## 84 CLOSEFIELD GROVE, MONKSEATON NE25 8SU

This lovely, ground floor flat is perfectly located in an ever popular residential location. It displays a variety of contemporary features with period charm and is ideal for a range of buyers.

With over 640 square feet of accommodation on offer this property is within a fabulous location and has a superb layout throughout. The entrance hallway leads to all rooms with one spacious reception room with bay window, fabulous contemporary kitchen with a range of wall, base and drawer units, contrasting worktops, single oven with four ring induction hob. There are two stylish bedrooms, one with a bay window and a beautiful bathroom benefitting from a walk in rainfall shower, vanity wash basin and low level WC. Externally there is a front garden and a secluded rear garden with outhouse.

The superb layout, amazing condition 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 onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, 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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EMBLEYS  
ESTATE  
AGENTS



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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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EMBLEYS  
ESTATE  
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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.

#### Energy Efficiency Rating

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

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

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

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