



Abbotsford Park | Monkseaton Village | NE25 8AT

£195,000

A stunning, late Victorian, early Edwardian, period lower flat. Located in the heart of Monkseaton Village, with fabulous amenities close by. The Metro, Churchill playing fields, our vibrant Whitley Bay town centre and beautiful beaches are all within walking distance, we can't wait for you to see it! Charming entrance vestibule and hallway with ample storage. The rear lounge/dining room showcases a gorgeous feature fireplace, wood flooring, two windows with stained leaded light tops allowing natural light to flood this stylish room. A stylish ivory, high gloss fitted kitchen with integrated appliances provides excellent space for cooking and entertaining, including access out to the rear town garden. Contemporary wet room, two double bedrooms, the principal bedroom with fabulous bay window and shutter blinds. Shared access into the private rear town garden with storage, private front garden. Just wonderful!

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Stunning Period Lower Flat

Highly Sought After Village Location

Close to Metro, Amenities and Coast

Beautifully Presented

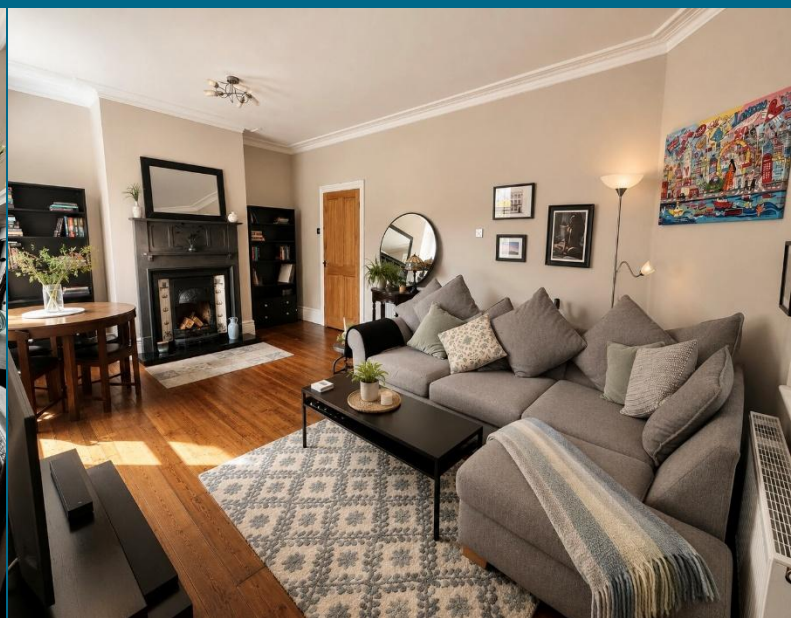
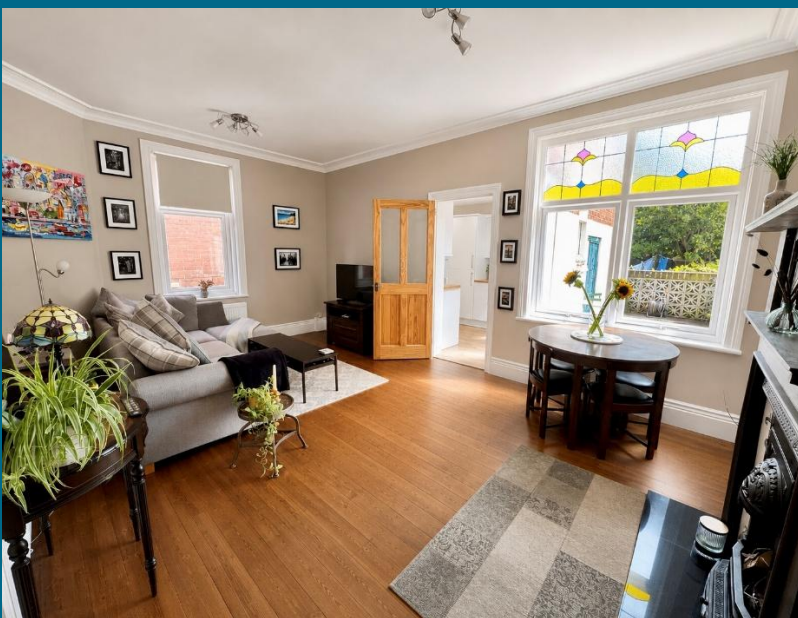
Lounge/Dining Room with Fireplace

Stylish Kitchen with Appliances

Two Double Bedrooms

Private Front and Rear Patios

For any more information regarding the property please contact us today



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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: wood floor, cornice to ceiling, half glazed door to:

ENTRANCE HALLWAY: Spacious "L" shaped hallway with wood floor, cornice to ceiling, large walk-in cupboard with shelving, additional large storage cupboard, radiator, door to:

LOUNGE/DINING ROOM: (rear): 19'10 x 12'0, (6.05m x 3.66m), maximum measurements into alcoves, a dual aspect, beautifully presented and spacious lounge, perfect for living and dining with three double glazed windows with stained leaded light tops allowing maximum light into the room, stunning feature fireplace with cast iron, decorative fire, tiled inset and hearth, cornice to ceiling, two radiators, wood floor, door to:

KITCHEN: (rear and side): 10'11 x 8'0, (3.33m x 2.44m), a stylish, ivory, high gloss fitted kitchen, incorporating a range of base, wall and drawer units, coordinating worktops, integrated fridge and freezer, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine, space for tumble dryer, two double glazed windows, laminate flooring, double glazed door out to the rear patio yard, brick effect tiling, radiator, door to:

WET ROOM: 7'0 x 6'0, (2.13m x 1.83m), contemporary wet room, showcasing, open shower area with chrome shower, re-fitted pedestal washbasin with mixer taps, low level w.c. With push button cistern, fully tiled walls, modern waterproof flooring, extractor, three double glazed windows, radiator

BEDROOM ONE: (front): 16'0 x 12'0, (4.88m x 3.66m), into alcoves and double-glazed bay window with stained leaded light tops and fitted shutter blinds. We just love the space and natural light in this beautiful, principal bedroom, radiator, wood floor

BEDROOM TWO: (front): 13'11 x 7'0, (4.24m x 2.13m), spacious double bedroom with double glazed window, stained leaded light tops and fitted shutter blind, wood floor, radiator

EXTERNALLY: Shared access to private front garden area, gated access through to private rear yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

AGENTS NOTE: Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associated contact of an employee of Rook Matthews Sayer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 199 years from 28/08/1981

No Ground Rent

COUNCIL TAX BAND: A

EPC RATING: D

WB4006.AI.DB.11.082026. V.1

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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