FOR SALE

20 ASHBROOKE, MONKSEATON NE25 8EG
OFFERS OVER £339,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO MODERN RECEPTION ROOMS
- MODERN BREAKFASTING KITCHEN
- BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING C

VIEW PROPERTY

VESTIBULE
7'2 x 2'10

ENTRANCE HALLWAY
10'11 x 7'3

RECEPTION ROOM
12'10 x 11'10

RECEPTION ROOM
12'11 x 10'7

KITCHEN
14'3 x 8'3

LANDING
6'2 x 5'2

BEDROOM
15'8 x 13'2

BEDROOM
16'7 x 9'6

BEDROOM
9'4 x 6'7

FRONT GARDEN

REAR GARDEN

EMBLEYS
ESTATE
AGENTS

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Situated within one of Monkseaton's most sought-after residential locations, this charming three bedroom semi detached property offers a lovely blend of period character and versatile living space, making it an appealing home for a range of buyers.

The accommodation begins with a separate entrance vestibule leading into a welcoming entrance hallway, providing access to two reception rooms, the kitchen diner and a useful storage cupboard. Both reception rooms offer flexible living and entertaining space, with the second reception room enjoying direct access to the rear garden.

The kitchen diner is fitted with a range of high-gloss wall, base and drawer units, complemented by contrasting worktops. Integrated appliances include a single oven, four-ring induction hob, washing machine and fridge freezer.

To the first floor, the landing provides access to three bedrooms and the family bathroom WC. Two of the bedrooms benefit from attractive bay windows, adding to the property's character and charm. One of the bedrooms also includes fitted wardrobes.

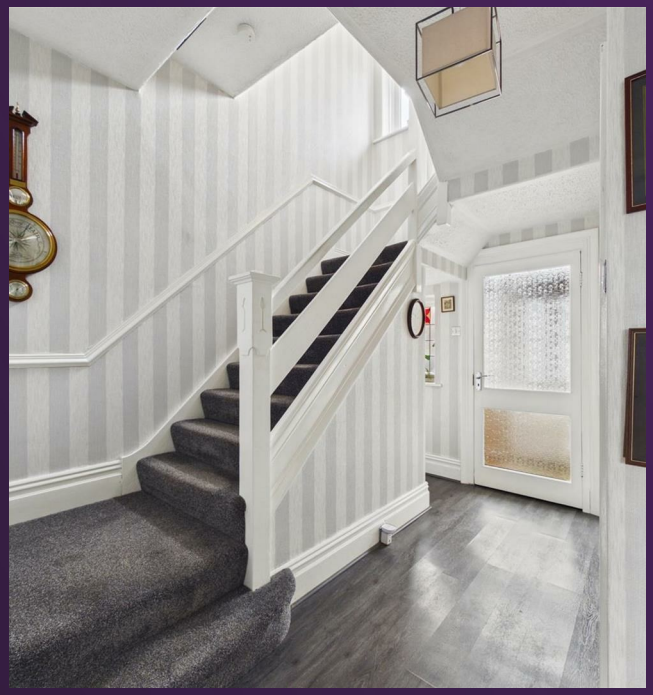
The bathroom is fitted with a panelled bath with shower over, pedestal washbasin and low-level WC.

Externally, the front garden is complemented by a driveway providing off-street parking. To the rear, the garden features an assortment of trees and shrubs, offering a convenient outdoor space with potential to personalise and make your own.

Combining period charm, flexible living accommodation with a superb layout and scope to add your own touch, this property presents a wonderful opportunity for buyers seeking a home with character. Monkseaton is a popular residential area offering local amenities, Metro connections and easy access to the beautiful coastline of nearby Whitley Bay.

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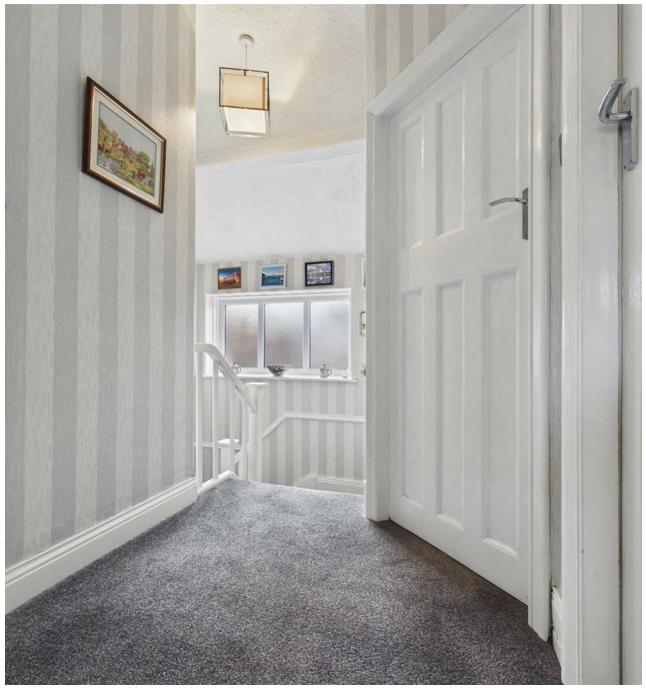






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FLOORPLAN

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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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