

FOR
SALE

4 BEAMISH COURT, MONKSEATON NE25 9EE
£335,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED HOME IN SOUGHT AFTER AREA
- LIGHT AND SPACIOUS OPEN PLAN RECEPTION ROOM
- CONTEMPORARY KITCHEN
- STUNNING BATHROOM WC
- GARAGE AND PRIVATE DRIVEWAY
- FRONT AND REAR GARDEN
- EPC RATING D

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ENTERANCE HALLYWAY

RECEPTION ROOM
12 x 9

RECEPTION ROOM
14'2 x 9'8

KITCHEN
11'11 x 8'6

LANDING

BEDROOM
11'10x 10'4

BEDROOM
11'2 x 8'11

BEDROOM
8'8 x 7'10

BATHROOM WC
9'4 x 5'4

GARAGE
22 x 9'2

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Situated within a desirable cul de sac in the sought after coastal suburb of Monkseaton, this immaculate three bedroom semi detached home offers stylish, contemporary living throughout and is presented in exceptional condition. With a superb layout, generous proportions and a fabulous location, this beautiful property is ideal for a range of buyers.

The property begins with a light and welcoming entrance hallway, providing access to open plan reception rooms, the contemporary kitchen and stairs rising to the first floor landing.

The two reception rooms are open plan, creating a bright and versatile living area. The main reception room features a striking media wall, creating an attractive focal point, while the adjoining reception room provides additional space for relaxing and entertaining.

The contemporary kitchen is fitted with a superb range of wall, base and drawer units, complemented by quartz worktops and space for a range style oven with extractor hood above. Integrated appliances include a fridge freezer and dishwasher, while a door provides access to the garage.

To the first floor, the landing leads to three bedrooms and the family bathroom. The two principal bedrooms are light, spacious and well proportioned, while the third bedroom is bright and versatile.

The beautifully appointed bathroom continues the contemporary feel, featuring a freestanding slipper style bath, separate rainfall shower, stylish vanity washbasin and low level WC.

Externally, the property benefits from a private front and rear garden, driveway and an attached Garage.

Monkseaton is a popular residential area, well regarded for its welcoming community, excellent local amenities and convenient access to the North East coast. There are shops, cafés, restaurants and everyday amenities nearby, while Whitley Bay offers further choice.

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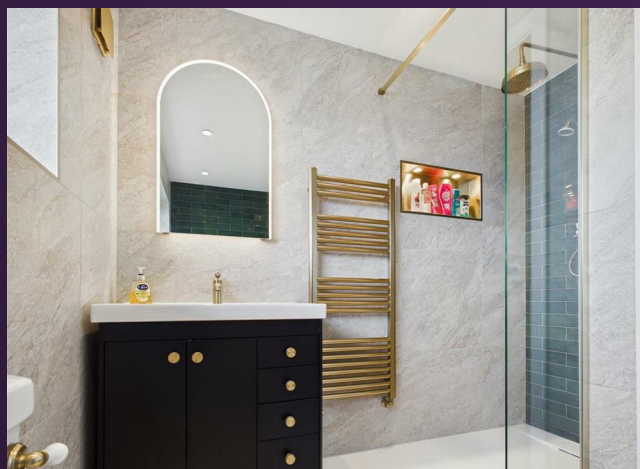
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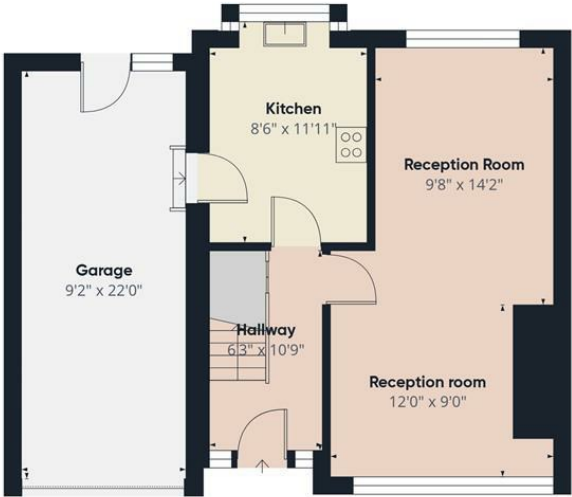
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1019 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.

GIRAFFE360

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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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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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