FOR SALE

16 ASHBROOKE, MONKSEATON NE25 8EG
£275,000

3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO LIGHT AND SPACIOUS RECEPTION ROOMS
- GOOD SIZED KITCHEN DINER AND UTILITY
- SHOWER ROOM AND SEPARATE WC
- DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY
13'1 x 4'3

RECEPTION ROOM
13'1 x 12

RECEPTION ROOM
12'7 x 11'10

KITCHEN DINER
16 x 7'7

UTILITY ROOM
7'10 x 7

DOWNSTAIRS WC
4'5 x 2'5

LANDING

BEDROOM
12 x 9'10

BEDROOM
12'6 x 10

BEDROOM
9'4 x 7

SHOWER ROOM
6'2 x 5'8

WC
6'2 x 2'10

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Situated in the sought-after residential area of Monkseaton, this three-bedroom semi-detached property offers generous accommodation, excellent versatility and huge potential, making it an ideal opportunity for a wide range of buyers. Offered for sale with no upper chain, the property is ready for its next owners to make their mark.

The entrance hallway provides access to two reception rooms and the kitchen diner. The first reception room is light and spacious, benefiting from a feature bay window, while the second reception room also enjoys a bay window to the side creating a versatile space for entertaining or relaxing.

The kitchen diner is fitted with a range of wall, base and drawer units, complemented by contrasting worktops. There is space for an oven with extractor hood, fridge freezer and dishwasher. Doors lead through to a good-sized utility room, which provides space for a washing machine and tumble dryer, with access to the rear garden. A downstairs WC, fitted with a wash basin and low-level WC, completes the ground floor.

To the first floor, the landing provides access to all three bedrooms and the shower room. The landing also benefits from a built-in cupboard and a charming feature stained glass window.

The main bedroom is a light and spacious room with fitted wall wardrobes, the second bedroom also benefits from fitted wall wardrobes. Bedroom three is another versatile room and is also fitted with wall wardrobes, providing excellent storage.

The shower room comprises a walk-in shower and pedestal wash basin, with a separate low-level WC.

Externally, the property benefits from a private driveway and front garden with mature planted borders, creating an attractive approach. To the rear is a good-sized garden featuring a lawn, patio area and planted borders, providing a pleasant outdoor space for relaxing and entertaining.

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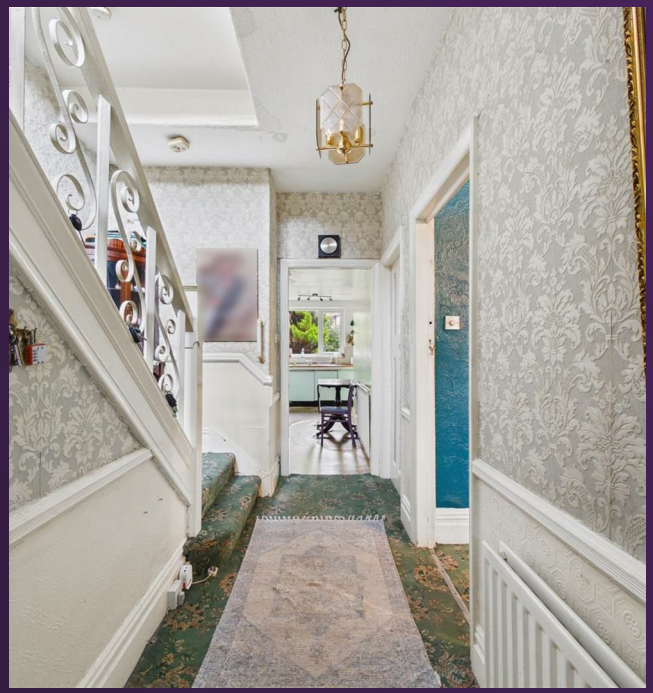

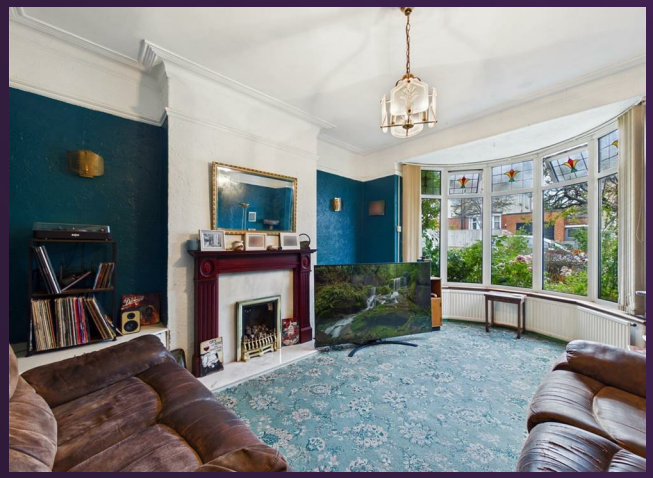

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FLOORPLAN

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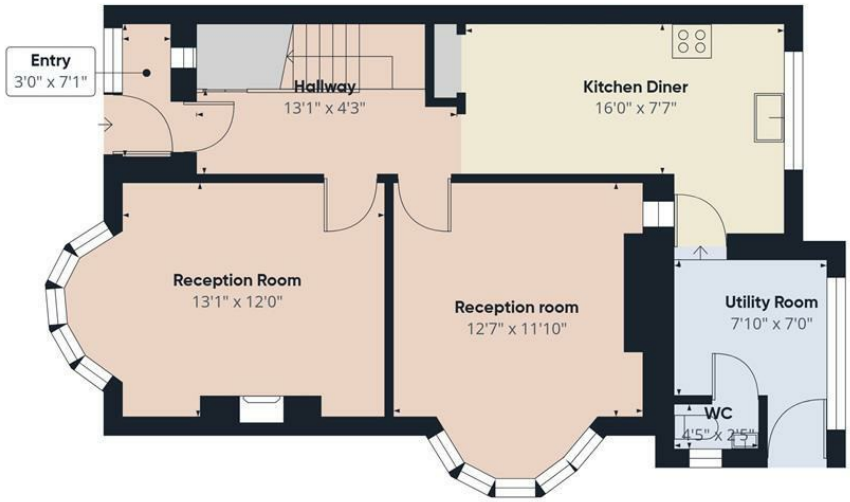
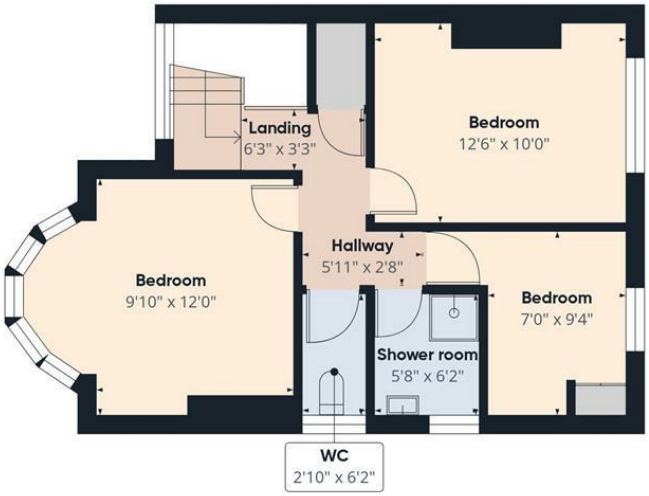


Floor 0



Floor 1

Approximate total area(1)

1124 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.

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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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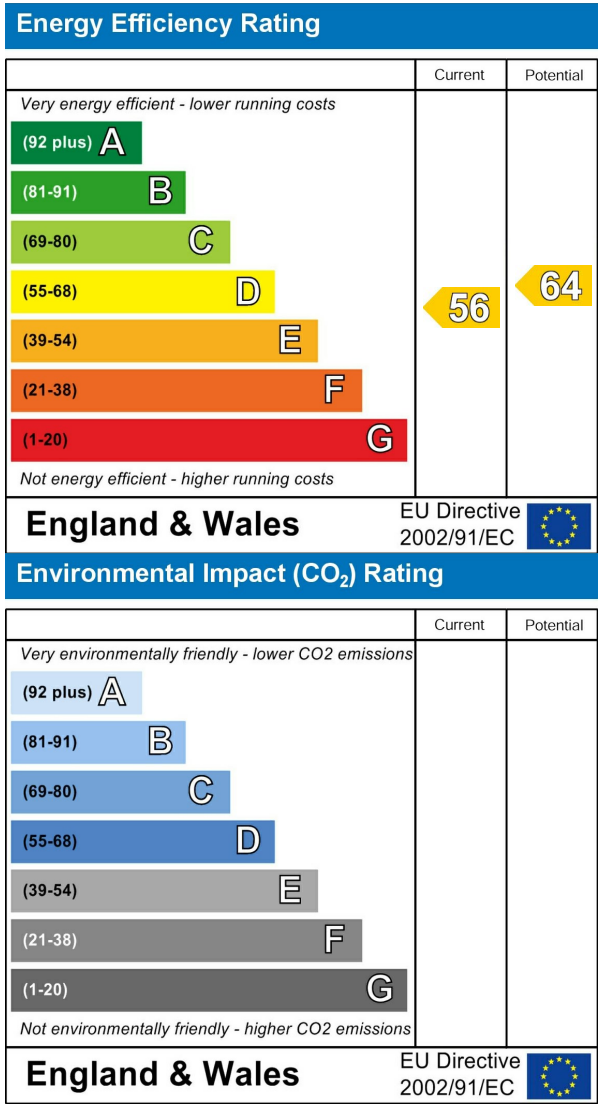
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