

FOR
SALE

12 ARUNDEL DRIVE, WEST MONKSEATON NE25 9PY
£279,950



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM & CONSERVATORY
- KITCHEN & UTILITY ROOM
- CONTEMPORARY BATHROOM WC & DOWNSTAIRS WC
- PARTIAL GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- EPC RATING C

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
14'9 x 13'1
CONSERVATORY
10'8 x 9'9
KITCHEN
11'3 x 7'7

UTILITY ROOM
7'5 x 7'2
DOWNSTAIRS WC
LANDING
BEDROOM ONE
11'2 x 11'2
BEDROOM TWO
9'9 x 8'11

BATHROOM WC
9'11 x 5'8
PART GARAGE
8 x 5'5
FRONT GARDEN
REAR GARDEN

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This beautiful, semi detached house built around the 1950s/1960s is perfectly located in a popular residential location. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

With over 900 square feet of accommodation set over two floors, this charming property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the reception room and kitchen. The reception is spacious and elegant with French doors leading out to the light and airy conservatory. The contemporary kitchen benefits from a good range of units with contrasting worktops, double oven, gas hob, chimney hood and spaces for a fridge and dishwasher. The kitchen is open to the utility room which has further space for an American style fridge freezer, washing machine and tumble dryer. There is also a downstairs WC with pedestal wash basin. To the first floor there are two stylish bedrooms, one with fitted wardrobes, and a beautiful family bathroom benefitting from a panelled bath with rainfall shower over, vanity wash basin and low level WC. Externally there is a part garage for storage, a front garden with driveway parking and a rear garden with paving and mature shrubs.

The amazing condition, superb layout and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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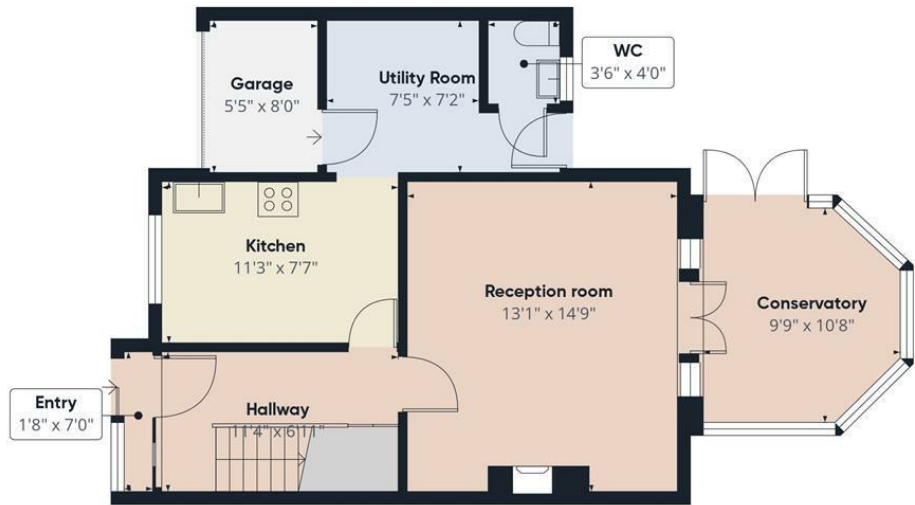


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Floor 0



Floor 1



Approximate total area⁽¹⁾
936 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		87
(69-80) C	70	
(55-68) D		
(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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