

FOR
SALE

5 ASHBROOKE, MONKSEATON NE25 8EG
£389,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- FABULOUS OPEN PLAN KITCHEN DINER
- MODERN FAMILY BATHROOM
- FRONT GARDEN WITH DRIVEWAY
- GENEROUS SIZED WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE
6'6" x 2'9"

HALLWAY
13'4" x 7'10"

RECEPTION ROOM
13'4" x 12'6"

KITCHEN DINER
14'2" x 20'9"

LANDING
6'6" x 4'8"

BEDROOM
12'8" x 12'0"

BEDROOM
14'6" x 10'4"

BEDROOM
9'4" x 8'5"

BATHROOM WC
7'9" x 6'2"

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Situated within one of Monkseaton's most sought-after residential locations, this exceptional three-bedroom semi-detached family home effortlessly combines timeless character with stylish contemporary living. Beautifully presented throughout, the property has been lovingly enhanced by the current owners, retaining a wealth of original features whilst offering an impressive open-plan layout perfectly suited to modern family life.

The accommodation begins with a charming vestibule leading into a welcoming hallway beautifully designed. To the front is an elegant reception room featuring a beautiful fireplace. To the rear, the property opens into a truly stunning open plan kitchen, dining and family room, thoughtfully designed with a central island, quality cabinetry and ample space for entertaining, whilst enjoying direct access to the rear garden. To the first floor are three beautifully presented bedrooms, including two generous doubles, two of which retain feature fireplaces, alongside a contemporary family bathroom with WC, finished to an exceptional standard.

Externally, the property enjoys a well-maintained front garden with a private driveway providing convenient off-street parking. To the rear is a fantastic west-facing garden, offering a generous lawn, established planting and excellent outdoor entertaining space, making it the perfect place to enjoy afternoon and evening sunshine.

Ashbrooke is perfectly positioned within the heart of Monkseaton, a highly regarded coastal suburb renowned for its excellent schools, Metro links and wide range of local amenities. The beautiful beaches of Whitley Bay, vibrant cafés, independent shops and picturesque coastline are all within easy reach, while excellent transport connections make commuting across the region simple. This outstanding home offers the perfect combination of character, contemporary living and an enviable coastal lifestyle.

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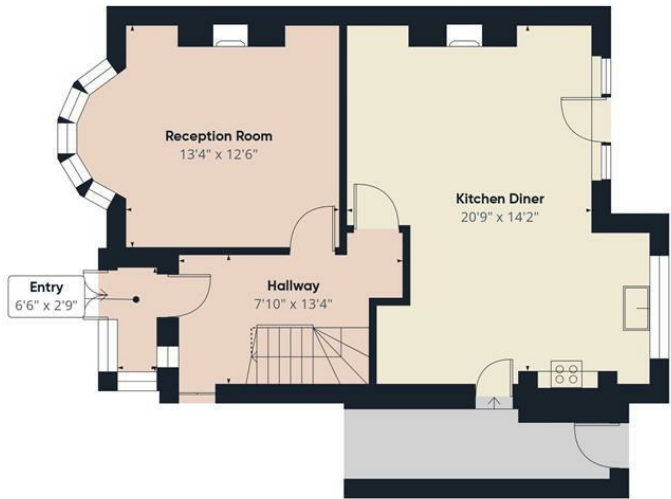


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1121 ft²
Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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		
(69-80) C		78
(55-68) D	60	
(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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