

FOR  
SALE

9 KENSINGTON GARDENS, MONKSEATON NE25 8AR  
OFFERS OVER £575,000



6 BEDROOM HOUSE - TERRACED

- BEAUTIFUL SIX BEDROOM MID TERRACE HOUSE
- LOCATED ON PEDESTRIANISED STREET IN HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- STUNNING BATHROOM WC
- MODERN SHOWER ROOM WC
- FRONT GARDEN & REAR YARD
- EPC RATING PENDING

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VESTIBULE & HALLWAY

RECEPTION ROOM  
15 x 14'8

RECEPTION ROOM  
18'3 x 12'3

KITCHEN DINER  
19'11 x 10'4

BEDROOM ONE  
17'9 x 11'11

BEDROOM TWO  
15 x 12'4

BEDROOM THREE  
10'4 x 6'6

BATHROOM WC  
13'8 x 10'4

BEDROOM FOUR  
15'2 x 12'6

BEDROOM FIVE  
15'6 x 11'8

BEDROOM SIX  
11'8 x 6'5

SHOWER ROOM WC  
6'7 x 5'4

FRONT GARDEN

REAR YARD

## 9 KENSINGTON GARDENS, MONKSEATON NE25 8AR

This characterful mid-terrace home, built in 1901, sits on a pedestrianised street in a highly sought-after residential area. Blending contemporary style with retained period charm, it offers ideal family living.

Extending to over 2,100 square feet across three floors, the property opens with a vestibule leading to a welcoming hallway, with stairs to the first floor and access to the reception rooms and kitchen diner. Both reception rooms are spacious and feature period fireplaces; the front enjoys a bay window and decorative ceiling, while the rear includes a built-in dresser.

The kitchen diner comfortably accommodates a large dining table with built-in seating and is fitted with a range of units and contrasting worktops. There is space for a range-style oven with chimney hood and additional appliances, creating a practical yet sociable setting.

To the first floor are three stylish bedrooms, two with period marble fireplaces and fitted wardrobes, while the third is currently used as a dressing room. The standout bathroom has been thoughtfully designed with feature lighting and bespoke fitted storage. It includes a freestanding bath, an impressive walk-in rainfall shower with heated seat, a contemporary washbasin, and an integrated WC, forming a luxurious and streamlined space.

The top floor provides three further bedrooms, two retaining cast iron fireplaces and one with fitted wardrobes. A modern shower room serves this level, complete with a walk-in shower, vanity washbasin, and integrated WC.

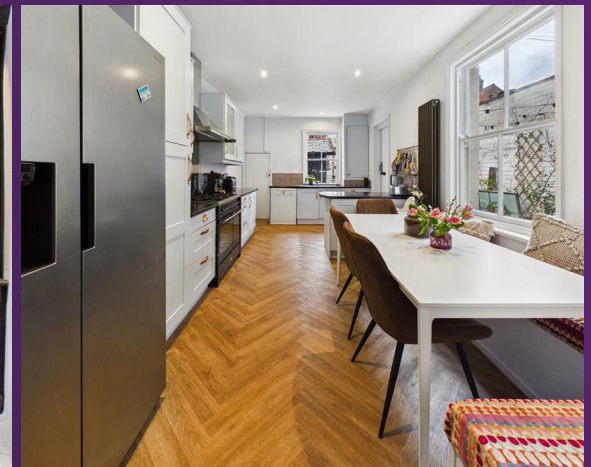
Externally, there is a front garden and a rear yard finished with artificial grass and double gates to the rear lane.

The generous proportions, superb layout, condition, and prime location combine to create a compelling opportunity that can only be fully appreciated upon viewing.

Monkseaton is a characterful village that proudly embraces its heritage while evolving with the times. It offers excellent public transport, diverse shopping, and close proximity to Whitley Bay

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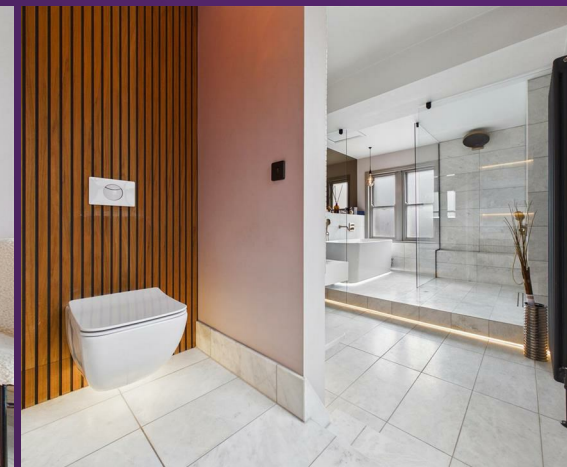
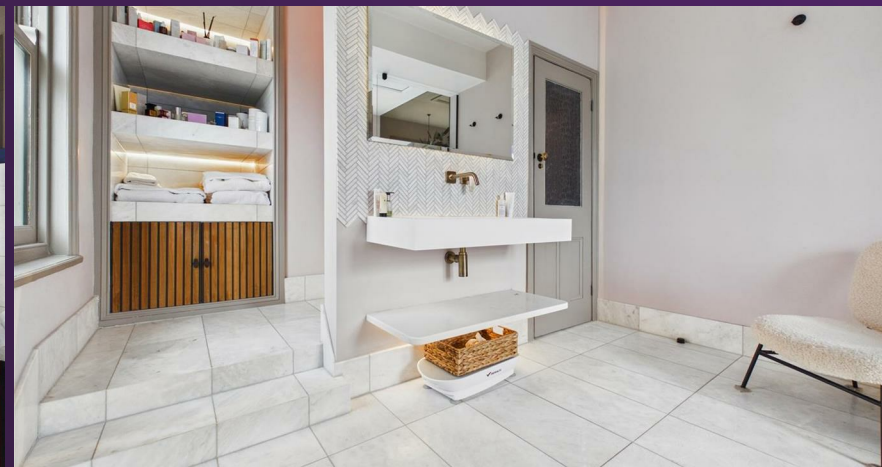
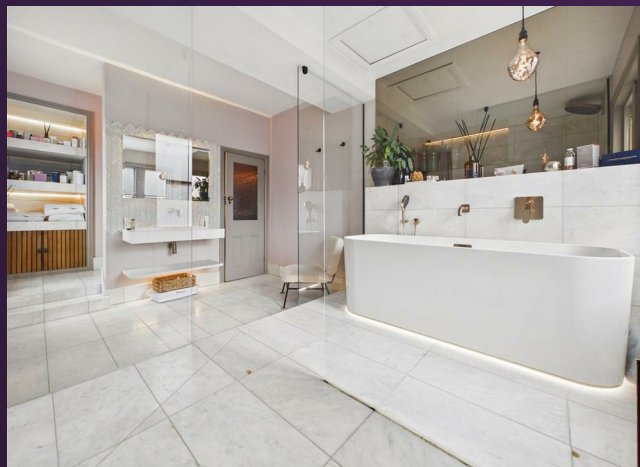
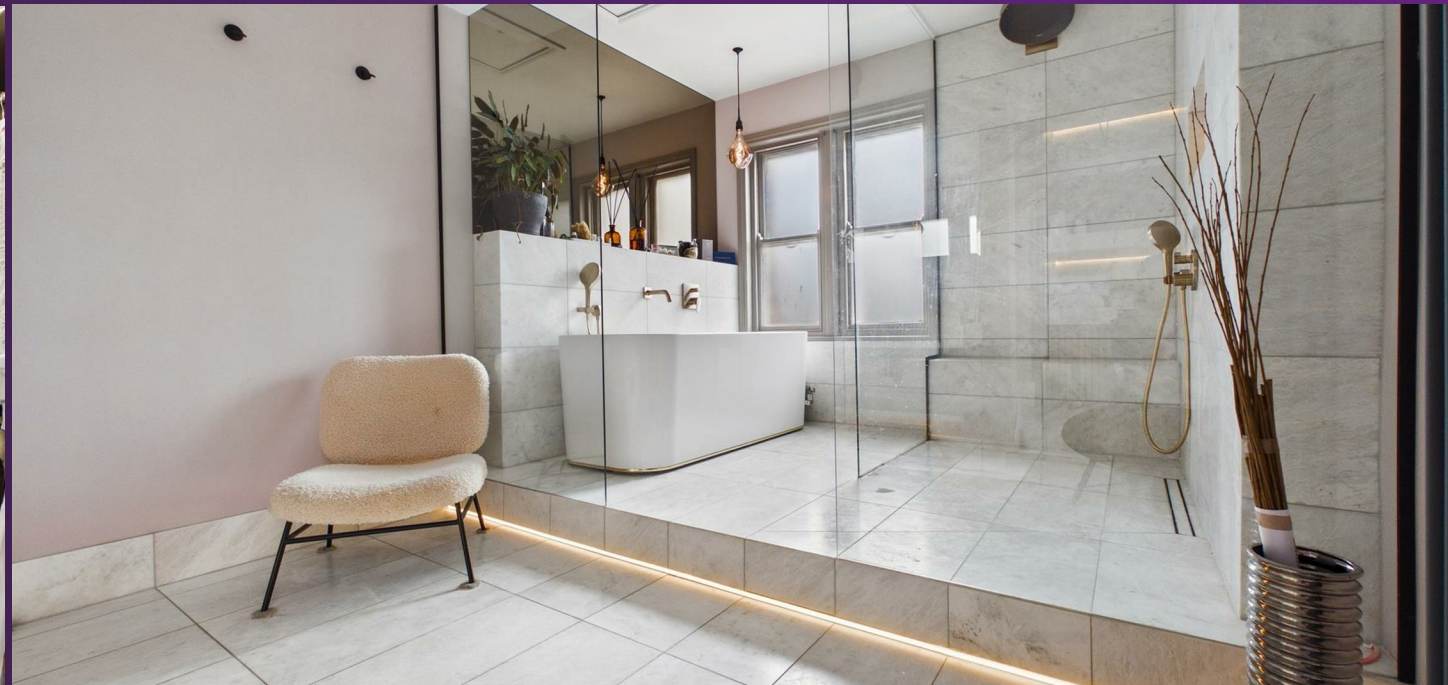
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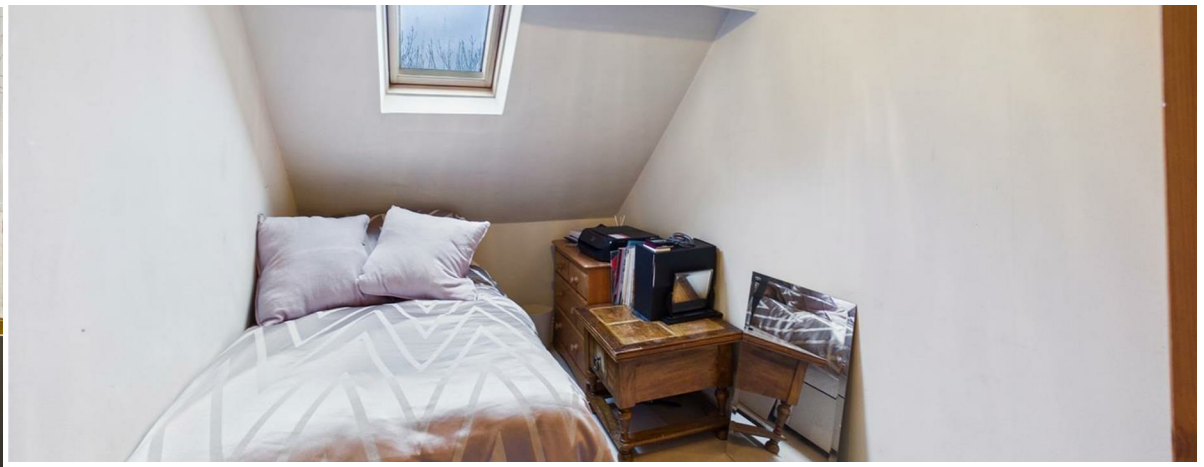
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#### SMOKE ALARMS

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 |
|----------------------------------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current | Potential |
|------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>                                         |         |           |
| (81-91) <b>B</b>                                           |         |           |
| (69-80) <b>C</b>                                           |         |           |
| (55-68) <b>D</b>                                           |         |           |
| (39-54) <b>E</b>                                           |         |           |
| (21-38) <b>F</b>                                           |         |           |
| (1-20) <b>G</b>                                            |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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