FOR SALE

3 EAST AVENUE, MONKSEATON NE25 8EJ
£340,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- SITUATED IN A CUL DE SAC WITHIN SOUGHT AFTER RESIDENTIAL AREA
- TWO WELL PRESENTED RECEPTION ROOMS
- CLASSIC KITCHEN
- BEAUTIFUL BATHROOM WC
- DETACHED GARAGE WITH PRIVATE ACCESS
- SOUTH FACING REAR YARD
- EPC RATING PENDING

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
12'8 x 11'1

RECEPTION ROOM
19'6 x 11'11

KITCHEN
14'7 x 8'6

BEDROOM
11'7 x 11'6

BEDROOM
11'10 x 9'8

BEDROOM
7'8 x 7'6

BATHROOM WC
7' 6 x 6'7

GARAGE
18'11 x 10'9

REAR YARD

FRONT GARDEN

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Situated within a cul de sac in the sought after area of Monkseaton, this beautifully presented three bedroom mid terrace home offers generous accommodation, modern features and a fantastic location, making it an ideal purchase for a wide range of buyers.

The property is entered via a vestibule, leading into a welcoming entrance hallway with access to two reception rooms and stairs to the first floor. The first reception room is a lovely space, featuring a charming fireplace with a log burning stove, creating a warm and inviting atmosphere. The second reception room flows openly into the kitchen, providing a sociable living and dining space. The classic style kitchen offers a range of wall, base and drawer units, complemented by contrasting worktops, space for a range cooker and doors opening out to the rear yard.

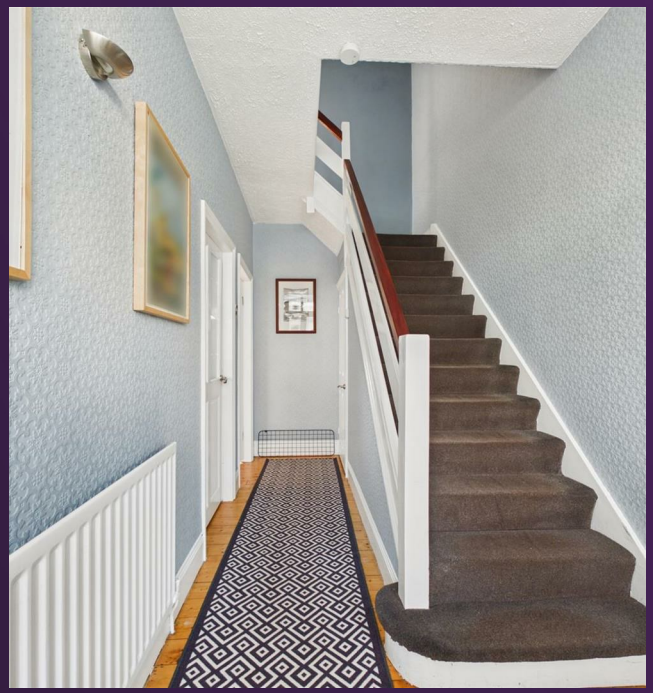
To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom. The principal bedroom is particularly spacious and benefits from an attractive bay window, while the second bedroom is also generously sized and features fitted wardrobes. Completing the accommodation is a beautiful, contemporary bathroom comprising an integrated bath with shower over, washbasin with vanity unit and low level WC.

Externally, the property boasts a private, south facing rear yard, offering an ideal space to enjoy the sunshine, along with private access to a detached garage. To the front, there is a charming town garden.

Monkseaton is a highly desirable area, well regarded for its welcoming community atmosphere and excellent range of local amenities. The property is conveniently positioned for access to nearby shops, cafes, restaurants and transport links, including Metro connections, making it ideal for commuting and exploring the surrounding coastal areas. With its blend of convenience, community and coastal appeal, Monkseaton is a fantastic place to call home.

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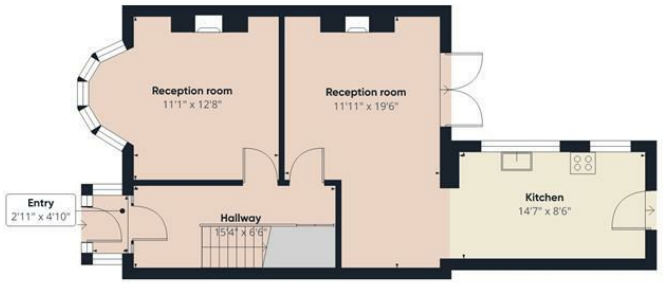




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FLOORPLAN

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1207 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.

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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