FOR SALE

8 PRINCES GARDENS, MONKSEATON NE25 8EA
£289,950

3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- DOWNSTAIRS WC
- CONTEMPORARY BATHROOM WC
- FRONT TOWN GARDEN
- DETACHED GARAGE
- EPC RATING PENDING

VIEW PROPERTY

VESTIBULE
3'11 x 3'8"

ENTRANCE HALLWAY
18'3" x 5'11"

RECEPTION ROOM
13'0" x 12'7"

DINING ROOM
12'4" x 8'11"

KITCHEN
14'1" x 6'1"

DOWNSTAIRS WC
3'11" x 2'3"

LANDING
11'11" x 5'11"

BEDROOM ONE
12'11" x 10'9"

BEDROOM TWO
12'8" x 10'10"

BEDROOM THREE
9'3" x 511"

SHOWER ROOM WC
7'1" x 5'3"

GARAGE
15'11 x 9'1

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Embleys are delighted to bring to the market this well presented and characterful Edwardian mid terraced property which was built in 1907 and is perfectly located on a pedestrianised street in a much sought after residential area. It boasts a wealth of contemporary features whilst maintaining its period charm.

With over 1,060 square foot of accommodation set over two floors this property consists of a vestibule, entrance hallway with stairs leading to the first floor and doors to two reception rooms, kitchen and downstairs WC . There are two spacious reception rooms, the first with a Belgian Marble feature fireplace with gas fire and the second with a period cast iron gas fire and space for a 6 seater dining table. A modern kitchen which benefits from a range of units with contrasting worktops, double eye level oven, five ring gas hob with chimney hood, integrated dishwasher and space for washing machine and a fridge freezer. There is a door to the rear porch and a further door giving access to the rear yard. There is also a downstairs WC with low level WC and wall mounted wash basin. To the first floor there are three bedrooms; two with period feature fireplaces and a further bedroom. There is a contemporary and stylish shower room benefitting from a walk in shower, vanity washbasin with cupboards beneath and a low level WC. Externally there is a detached garage to the rear, South facing front town garden and a rear yard.

The fabulous location and exceptional features of this property makes for an exciting opportunity which can only truly be appreciated by a visit.
Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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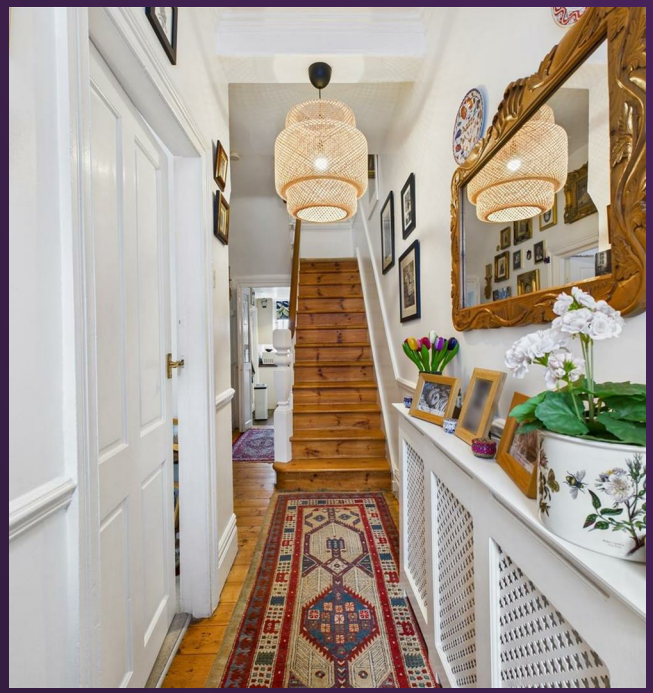

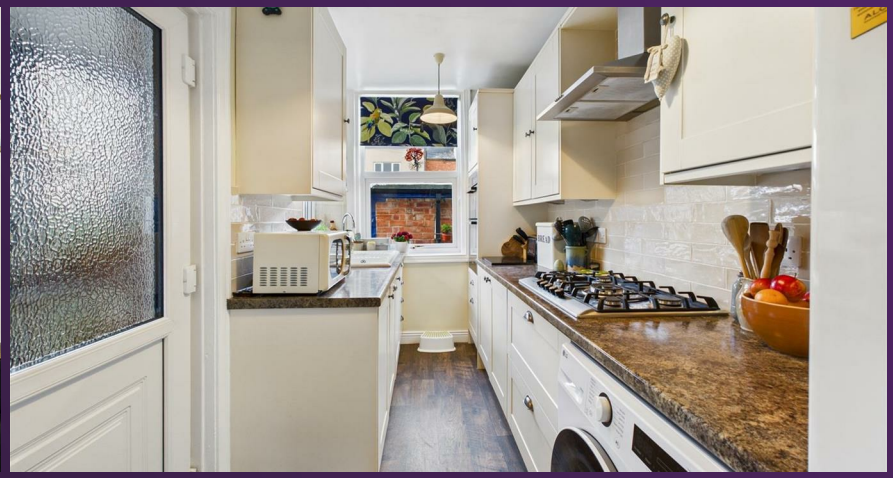

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FLOORPLAN

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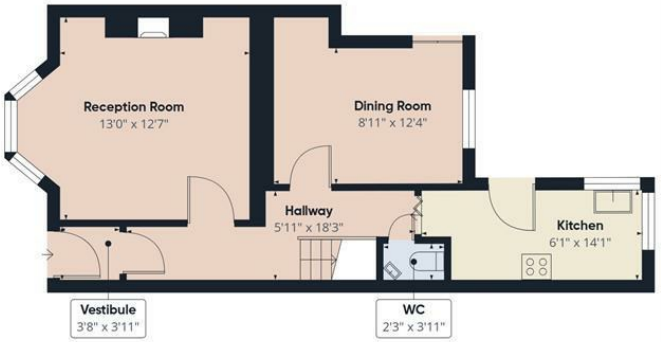

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1067 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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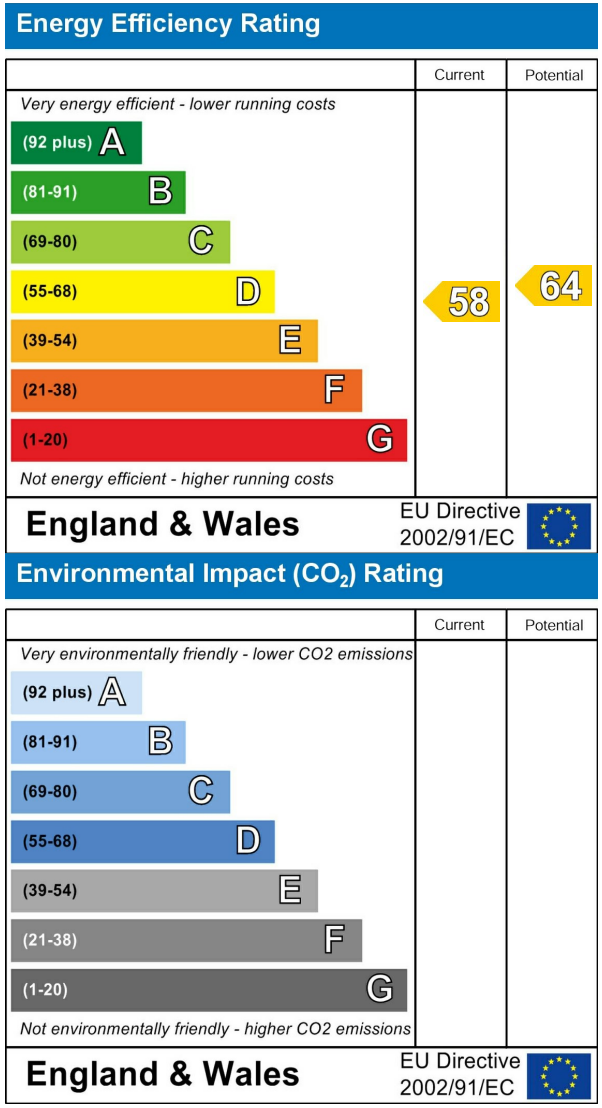
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