

**25 MITCHELL AVENUE
MONKSEATON NE25 8NH
£1,750 PER CALENDAR MONTH**



- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM WC
- AVAILABLE FROM MAY & UNFURNISHED
- SOUGHT AFTER RESIDENTIAL LOCATION
- GARAGE & FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

This beautiful semi-detached property is perfectly located in a sought after residential location, is available from May and is unfurnished. It enjoys a variety of modern features with period charm and is ideal for a family.

This is a three bedroom property set over two floors. Ground Floor: Lounge, kitchen diner & family room, utility room, downstairs WC. First floor: Three bedrooms, bathroom WC. Externally: driveway parking, attached garage, front garden, West facing rear garden.

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

Monkseaton is a characterful place which proudly holds on to 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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VESTIBULE

Enter through the composite front door with stained glass inserts and stained glass side windows into vestibule with engineered wood flooring. Timber door to entrance hallway.



KITCHEN DINER & FAMILY ROOM

25'2" x 20'10"

Fabulous Island layout kitchen, diner and family room with space for a six seater dining table and benefitting from wall, base and drawer units with quartz worktops. Integrated appliances include double oven, induction hob, chimney hood, fridge freezer, dishwasher, bin storage and tiled splashbacks. The island benefits from a two seater breakfast bar, base and drawer units with quartz worktop incorporating one and a half bowl sink and integrated dishwasher. There are three double glazed skylights, recessed ceiling spotlights, hardwood flooring, three vertical ceramic radiators and UPVC double glazed bifolding doors to rear garden. Door to utility room.



UTILITY ROOM

Benefitting from wall and base units with quartz worktops incorporating single bowl sink, space and plumbing for washing machine and space for tumble dryer. There are recessed ceiling spotlights, engineered wood flooring, cupboard housing boiler and single radiator. UPVC double glazed door to rear garden.



DOWNSTAIRS WC

Downstairs WC with vanity washbasin with storage beneath, low level WC, tiled walls, tiled flooring and extractor fan.



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LANDING

Landing with ceiling cornices and timber stained glass window. Doors to three bedrooms and bathroom WC.

BEDROOM ONE

16'8" x 10'8"

(Measurements into bay and recess)

Bedroom one is front facing with UPVC double glazed walk in bay window with window seat, fitted wardrobes and single radiator.

BEDROOM TWO

12'11" x 12'6"

Bedroom two is rear facing with UPVC double glazed window, fitted wardrobes with matching shelving and desk, and single radiator.

BEDROOM THREE

7'10" x 7'0"

Bedroom three is front facing with UPVC double glazed corner window, built in bed, shelving and desk, and single radiator.

BATHROOM WC

9'8" x 7'8"

Modern bathroom benefitting from panelled bath, walk in shower, pedestal washbasin and low level WC. There are tiled walls, built in storage cupboard, tiled flooring with under floor heating, chrome towel warmer and UPVC double glazed obscured window.



GARAGE

13'6" x 6'4"

Small attached garage with lighting, power points, single bowl sink with mixer taps, anchor point for bikes, water tap and electric roll top garage door.

FRONT GARDEN

Front garden with driveway parking and shrubs. Boundary marked by wall.

REAR GARDEN

Well maintained, west facing rear garden laid to lawn with ceramic paved patio, borders and shed. Boundary marked by fence.

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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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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