

FOR
SALE

2 CLOSEFIELD GROVE, MONKSEATON NE25 8ST
£180,000



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR FLAT
- OPEN PLAN LOUNGE DINER
- MODERN KITCHEN
- BATHROOM WC
- CONSERVATORY
- FRONT GARDEN & DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

CONSERVATORY
10'10 x 9'0

HALLWAY
3'5 x 3'0

LANDING
4'9 x 3'5

LOUNGE
12'7 x 11'3

DINING ROOM
13'3 x 9'7

KITCHEN
10'8 x 6'6

BEDROOM
11'5 x 10'10

BEDROOM
7'8 x 7'0

BATHROOM WC
6'6 x 4'8

FRONT GARDEN

REAR GARDEN

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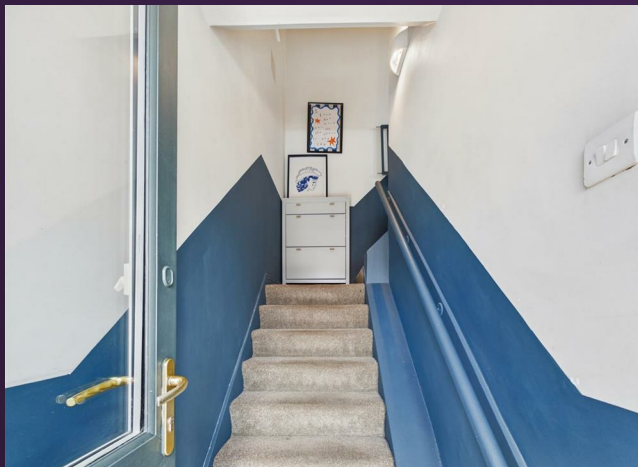
Located on the highly desirable Closefield Grove in Monkseaton, this charming two-bedroom upper flat offers spacious and versatile accommodation, perfectly suited to a range of buyers.

The property boasts two well-proportioned bedrooms, a bright and welcoming lounge open plan to dining room, fitted kitchen, family bathroom, and a delightful conservatory providing additional living space. Externally, the home benefits from a private driveway offering off-street parking, together with attractive gardens to both the front and rear, creating excellent outdoor space for relaxing and entertaining.

Ideally positioned within easy reach of Monkseaton Village, local shops, highly regarded schools, transport links and the beautiful North East coastline, this wonderful home combines comfort, convenience and lifestyle in one of the area's most sought-after residential locations. Early viewing is highly recommended.

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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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		

England & Wales

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