

**5 KIELDER ROAD**  
**SOUTH WELLFIELD, WEST MONKSEATON NE25**  
**£245,000**

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- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **FRONT & REAR GARDENS**
- **LOUNGE & DINING ROOM**
- **DRIVEWAY PARKING**
- **DOWNSTAIRS SHOWER ROOM WC**
- **NO UPPER CHAIN**
- **BATHROOM WC**
- **EPC RATING D**

**\*\*PLEASE NOTE BEDROOM FOUR IS LOCATED ON THE GROUND FLOOR\*\*** Modern and well presented semi detached house which was built in the 1930's and is perfectly situated within a popular residential location. It displays a variety of modern features and is ideal for a young couple or a family. This is a four bedroom property set over two floors. Ground Floor: lounge, dining room, kitchen, bedroom four, shower room WC. First Floor: bedrooms one, two and three, bathroom WC. Externally: front garden, driveway parking, rear garden. The fabulous location and family feel of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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#### ENTRANCE HALLWAY

Enter through timber front door with decorative leaded panels into entrance hallway complete with picture rail, plate rail, double radiator, tiled flooring and stairs incorporating spindles to first floor. Doors to lounge, dining room and bedroom four.



#### LOUNGE

15'1" x 13'2"

(measurements into bay and recess)

The lounge is cosy and front facing with UPVC double glazed walk in bay window and feature fireplace with cast iron insert and gas fire. Single radiator, hardwood flooring and TV point.



#### DINING ROOM

19'6" x 8'3"

The dining room is rear facing and easily accommodates space for a four seater dining table. Complete with floor to ceiling UPVC double glazed window, recess space for tumble dryer, double radiator and tiled flooring. Doors to kitchen, downstairs shower room and UPVC double glazed French doors leading to rear garden.



#### KITCHEN

9'2" x 9'2"

(measurements to widest point)

Kitchen benefiting from wall, base and drawer units with contrasting worktops incorporating single bowl sink with mixer tap and tiled splash backs. Integrated appliances include double eye level oven, induction hob, extractor hood and there is space for a washing machine. There are two UPVC double glazed windows, velux window, tiled walls, wall mounted combi boiler and contemporary vertical radiator.

#### BEDROOM FOUR

9'11" x 8'2"

Bedroom four is situated on the ground floor and is front facing with UPVC double glazed window and double radiator.

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**DOWNSTAIRS SHOWER  
ROOM WC**  
**8'3" x 4'7"**

Complete with half pedestal wash basin, low level WC and walk in electric shower. There are ceiling spotlights, extractor fan, towel warmer, UPVC double glazed obscured window and tiled flooring.



**BATHROOM WC**  
**8'10" x 5'7"**

Bathroom complete with integrated bath with tiled surround, vanity wash basin with storage beneath and to side and integrated WC. There are ceiling spotlights, UPVC double glazed obscured window, chrome towel warmer and tiled flooring.

**LANDING**

Landing with loft access, UPVC double glazed obscured window and doors to bedrooms one, two and three and bathroom WC.



**BEDROOM ONE**  
**13'7" x 10'8"**

Bedroom one is front facing with UPVC double glazed walk in bay window, single radiator and TV point.



**BEDROOM TWO**  
**10'3" x 9'10"**

Bedroom two is rear facing with UPVC double glazed window and double radiator.



**BEDROOM THREE**  
**7'4" x 7'3"**

(measurements to widest point)

Bedroom three is front facing with UPVC double glazed window and single radiator.

**FRONT GARDEN**

The front garden is laid to lawn with mature shrubs, borders, driveway parking and a low walled boundary with iron railings.

**REAR GARDEN**

Private, low maintenance rear garden with artificial lawn, raised pebbled beds, patio area and a fenced boundary.

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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

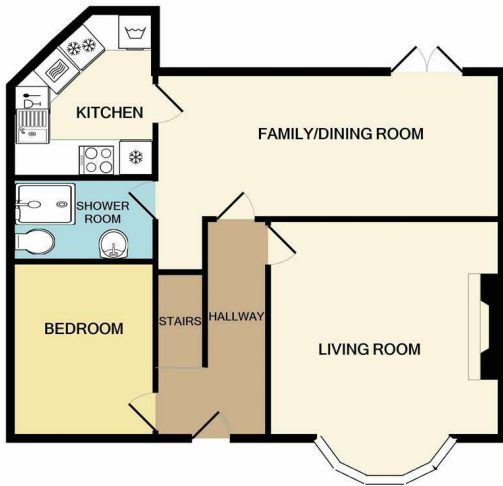
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



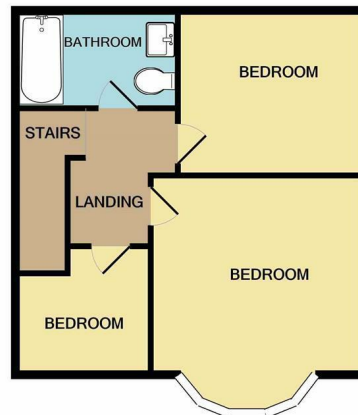
## The Properties Misdescription Act, 1991

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.



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 79        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 66                      |           |
| (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 (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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