

FOR  
SALE

4 WATERLOO ROAD, WELLFIELD NE25 9JF  
£260,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- RECEPTION ROOM
- OPEN PLAN DINING KITCHEN
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM  
12 x 10'8

DINING KITCHEN  
17'4 x 13 & 8'6 x 6'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
12'9 x 8'9

BEDROOM TWO  
8'11 x 8'9

BEDROOM THREE  
9'4 x 6'1

BATHROOM WC  
6'1 x 5'6

FRONT GARDEN

REAR GARDEN

## 4 WATERLOO ROAD, WELLFIELD NE25 9JF

This immaculately presented, semi detached house was built in the 1930's and is perfectly located in a popular residential area. It boasts an array of contemporary features and is ideal for a range of buyers.

With over 830 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and doors to the reception room and dining kitchen. The charming reception room has a feature fireplace and the open plan dining kitchen easily accommodates a family dining table. The modern kitchen benefits from a range of units with contrasting worktops and spaces for a cooker, washing machine and fridge freezer. There are French doors leading to the rear garden and door to the downstairs WC. To the first floor there are two double bedrooms with fitted wardrobes, a smaller third bedroom and a modern family bathroom including bath with shower over, vanity wash basin and integrated WC. Externally there is a front garden with driveway parking and a beautiful rear garden with patios, mature shrubs and gravelled section.

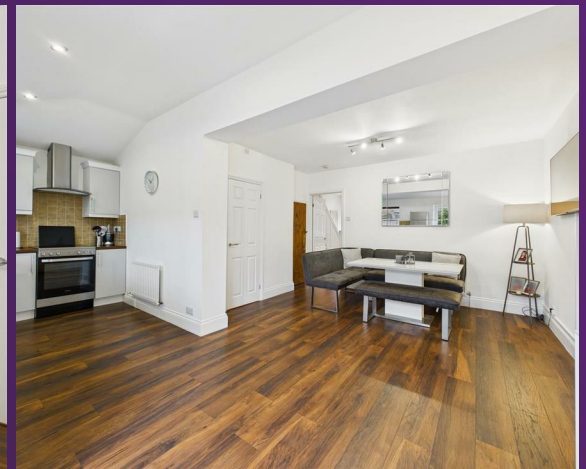
The amazing condition, layout and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Wellfield is an area situated in West Monkseaton. 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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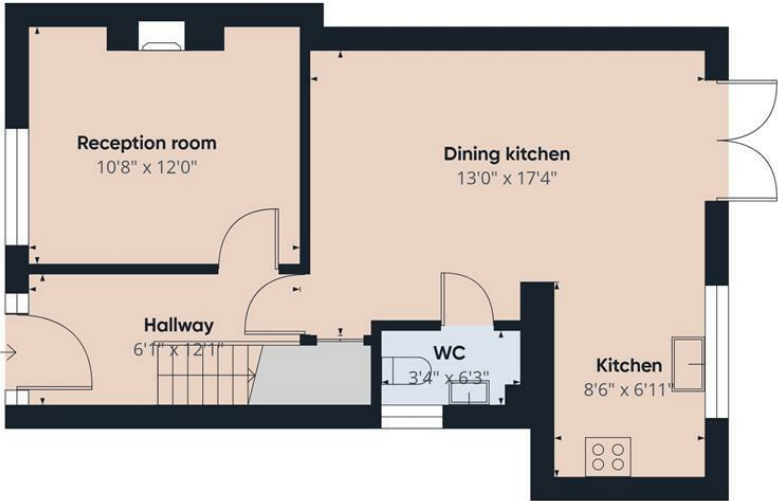


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
838 ft<sup>2</sup>

(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.

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#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

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

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