FOR SALE

75 CLOSEFIELD GROVE, MONKSEATON NE25 8SU
£165,000

2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- BATHROOM WC
- FRONT GARDEN
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
12'2 x 11'10

KITCHEN
11'8 x 8'2

BEDROOM
12'2 x 12

BEDROOM
9'6 x 7'10

BATHROOM
9'5 x 4'6

FRONT GARDEN

REAR GARDEN

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Situated in a highly sought-after residential location close to the heart of Monkseaton Village, this beautifully presented two bedroom ground floor flat offers a superb layout and modern interiors, making it an ideal purchase for a wide range of buyers. Offered with no upper chain, the property is ready to move straight into and early viewing is highly recommended.

Monkseaton Village is a popular coastal suburb known for its excellent local amenities, charming cafés, independent shops and superb transport links, including Metro access for commuting to Newcastle and surrounding areas. The area also benefits from highly regarded schools, nearby beaches and a welcoming community atmosphere, making it a consistently desirable place to live.

The accommodation briefly comprises an entrance hallway with doors leading to all rooms, a bright and spacious reception room featuring a beautiful bay window, and a modern kitchen diner fitted with a good range of units, contrasting worktops, integrated oven, gas hob and chimney hood, together with space for a fridge freezer and washing machine. A door provides access to the rear garden.

There are two light and airy bedrooms and a stylish modern bathroom complete with bath and shower over, pedestal wash basin and low level WC.

Externally, the property benefits from a front garden and an attractive west-facing low maintenance rear garden with paving and mature shrubs, providing an ideal space for relaxing or entertaining.

The fantastic location, excellent condition, modern styling and superb overall layout makes this an exciting opportunity which can only truly be appreciated by a visit.

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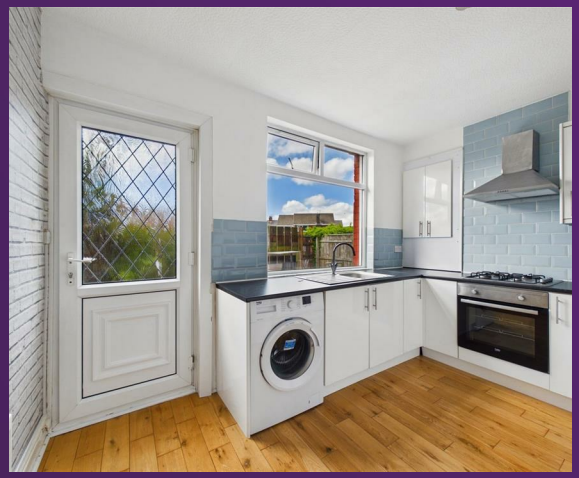

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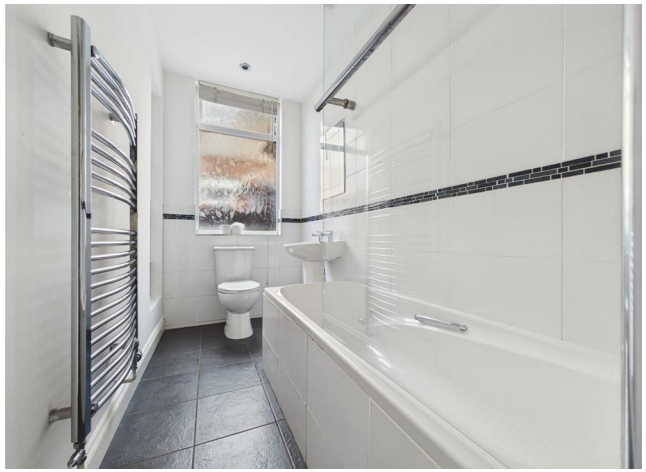

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FLOORPLAN

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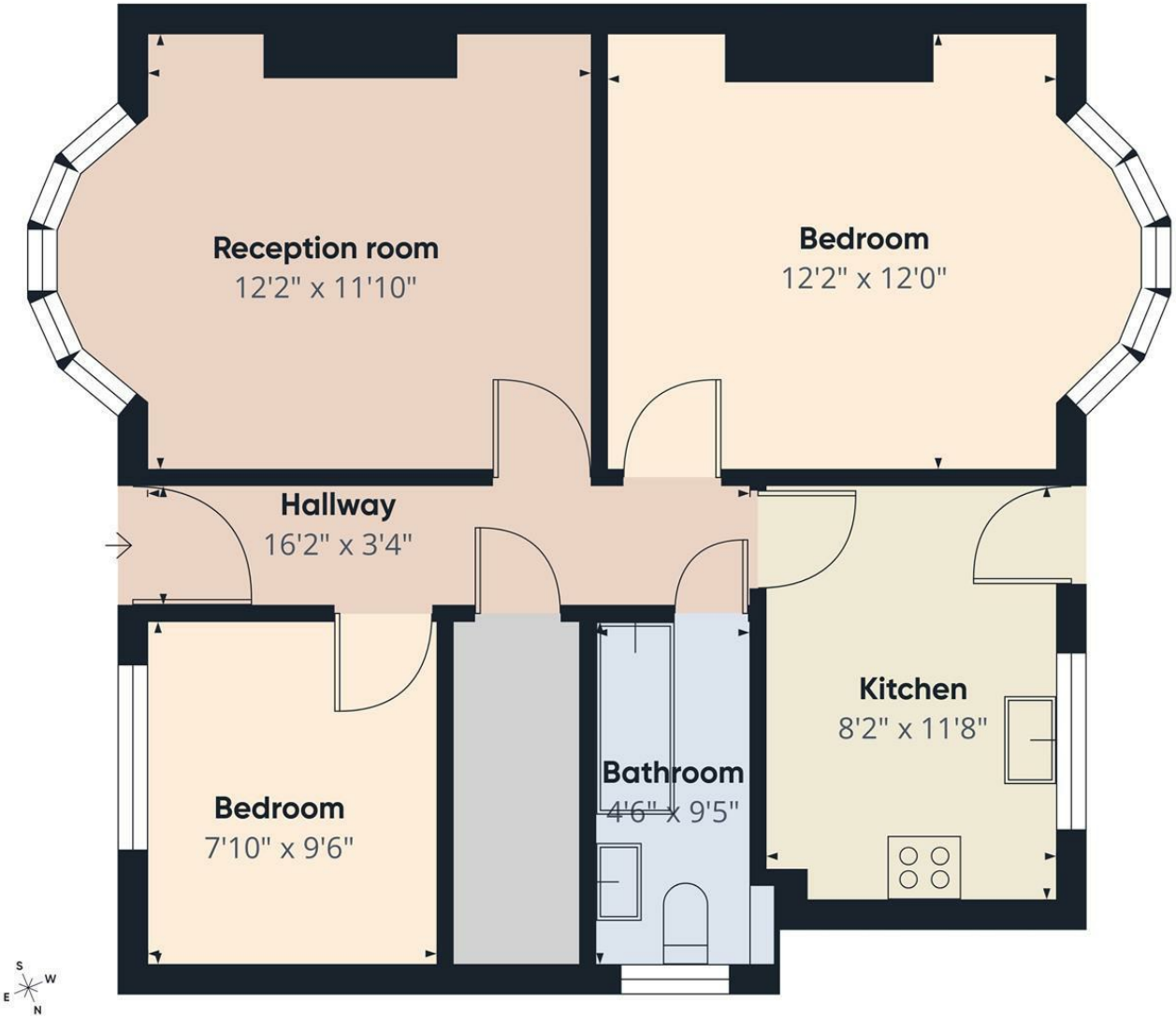

Approximate total area(1)

621 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.

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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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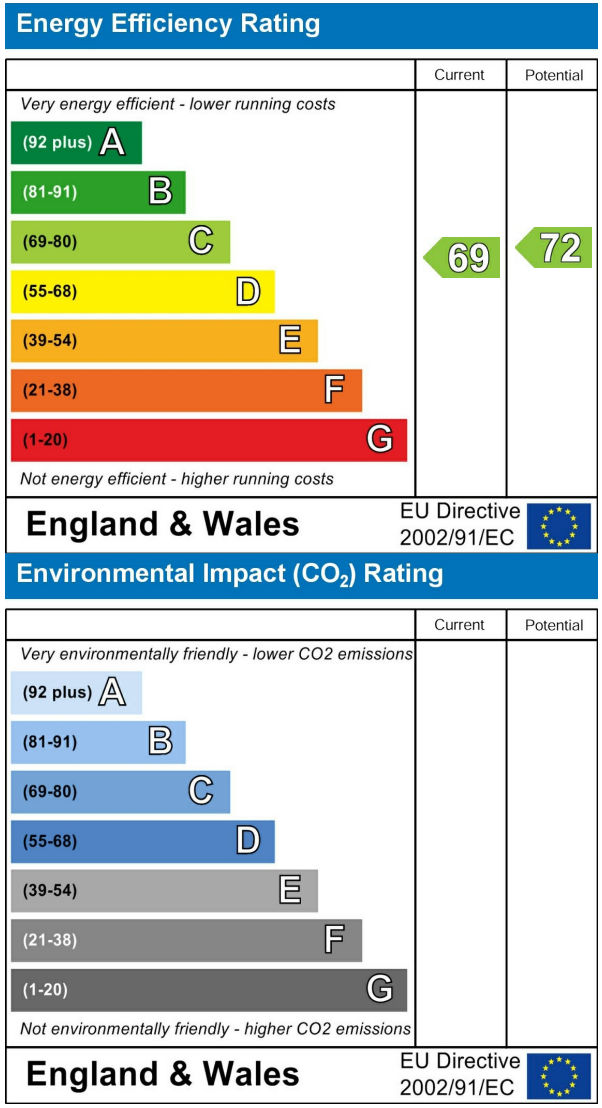
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