

4 LUDLOW DRIVE
WEST MONKSEATON NE25 9QG
£250,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE & DINING ROOM**
- **KITCHEN**
- **BATHROOM & SEPARATE WC**
- **ATTACHED GARAGE**
- **FRONT GARDEN WITH DRIVEWAY PARKING**
- **PRIVATE REAR GARDEN**
- **NO UPPER CHAIN & EPC RATING D**

This lovely, well presented, semi detached house is located in a popular residential area. It displays a variety of features, has no upper chain and is ideal for a range of buyers.

This is a three bedroom set over two floors. Ground floor: lounge, dining room, kitchen. First floor: three bedrooms, bathroom, separate WC. Externally: garage, front garden with driveway parking, rear garden.

The size, potential and location of this property makes for an exciting opportunity which can only truly be 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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VESTIBULE

Enter UPVC double glazed front door with glazed panels into vestibule. With UPVC double glazed windows, tiled flooring and timber inner door leading to the entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with under stairs cupboard, single radiator and stairs up to the first floor. Doors to lounge and kitchen.

LOUNGE

12'1" x 11'4"

(measurement into recess but not bay)

The lounge is bright and front facing with ceiling coving, UPVC double glazed walk in bay window and TV point. There is a feature fireplace with electric fire. Open to dining room.

DINING ROOM

12'1" x 10'9"

The dining room is rear facing with double radiator and UPVC double glazed patio doors to the rear garden.



KITCHEN

9'0" x 7'3"

Benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink and drainer. Space for cooker. There are tiled walls, tiled flooring, under stairs pantry cupboard and UPVC double glazed window. UPVC double glazed door to the rear garden.

LANDING

Bright and light landing with UPVC double glazed window and loft access. Doors to bedrooms, bathroom and WC.

BEDROOM ONE

14'11" x 11'4"

(measurements into bay and wardrobes)

Bedroom one is bright and front facing with ceiling coving, UPVC double glazed walk in bay window, fitted wardrobes and double radiator.

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BEDROOM TWO

11'0" x 9'4"

(measurements not into the wardrobes)

Bedroom two is rear facing with ceiling coving, UPVC double glazed window, fitted wardrobes and double radiator.



BEDROOM THREE

9'7" x 9'0"

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



BATHROOM

6'10" x 6'4"

(measurement into recess)

Good sized bathroom benefitting from panelled bath with shower over and pedestal wash basin.



SEPARATE WC

With low level WC and UPVC double glazed obscured window.

GARAGE

Attached garage with lighting, power, water tap and up and over garage door.



FRONT GARDEN

The front garden is well maintained with lawn, planted borders and driveway parking. The boundary is marked by a wall.

REAR GARDEN

Private rear garden with lawn, planted borders, mature shrubs, patio area and brick outhouse. The boundary is marked by a fence and hedge.

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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.



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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 EU Directive 2002/91/EC		

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