

FOR
SALE

25 MELROSE AVENUE, MONKSEATON NE25 8BA
£320,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE PROPERTY
- PEDESTRIANISED STREET IN SOUGHT AFTER LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN
- DOWNSTAIRS WET ROOM WC, BATHROOM & SEPARATE WC
- SUBSTANTIAL FRONT GARDEN
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D
- UNREGISTERED PROPERTY

[VIEW PROPERTY](#)

VESTIBULE
4'0" x 4'3"

ENTRANCE HALLWAY
18'9" x 6'3"

RECEPTION ROOM ONE
12'9" x 15'3"

RECEPTION ROOM TWO
12'7" x 13'4"

KITCHEN
15'4" x 7'3"

WET ROOM
5'4" x 7'2"

LANDING

BEDROOM
12'11" x 13'3"

BEDROOM
13'0" x 10'10"

BEDROOM
9'7" x 7'2"

BATHROOM
5'6" x 7'9"

WC
2'7" x 4'5"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this characterful mid terrace house, perfectly situated on a pedestrainised street within a sought after residential location. It boasts a wealth of period charm and is ideal for a range of buyers.

With over 1200 square foot of accommodation, this three bedroom property is set over two floors. The ground floor consists of a spacious entrance hallway with doors to two reception rooms, a classic kitchen benefitting from a range of units and a wet room with wall mounted washbasin, shower and low level WC. To the first floor there are three bedrooms, a family bathroom with panelled bath, pedestal washbasin, and a separate low level WC. Externally the property benefits from a substantial front garden and west facing rear garden with access to the back lane.

The generous size, fabulous location and huge potential of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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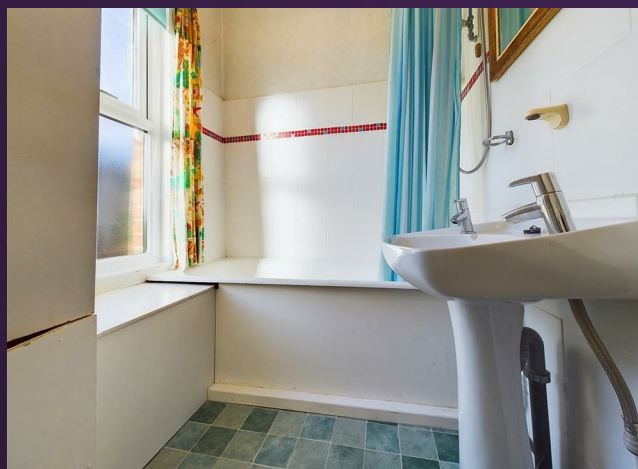
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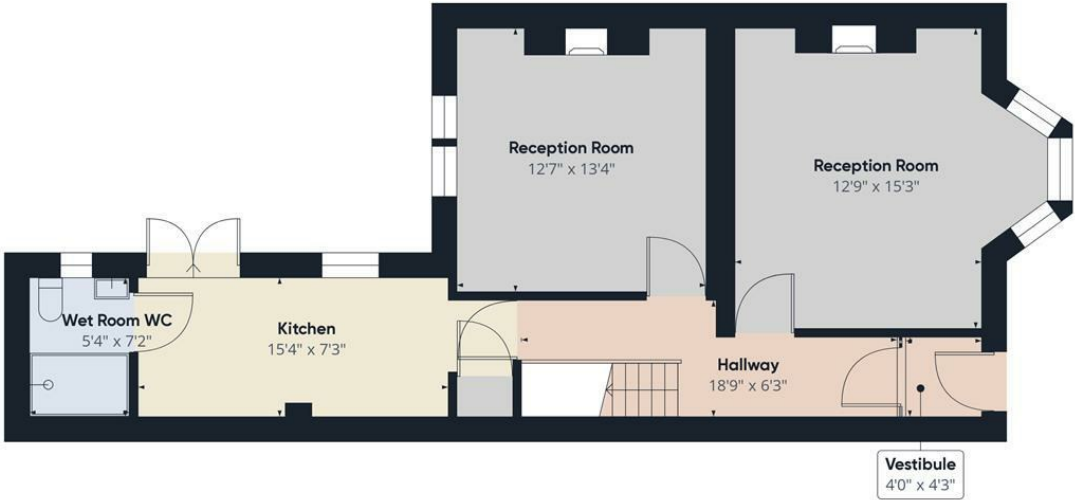
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1216.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

VIEW PROPERTY



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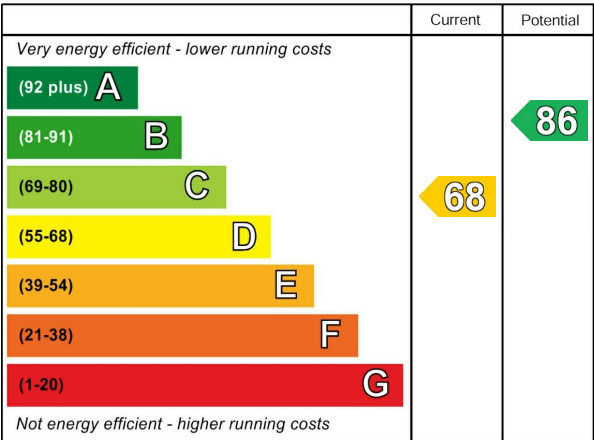
THE PROPERTIES MISDESCRIPTION
ACT, 1991

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

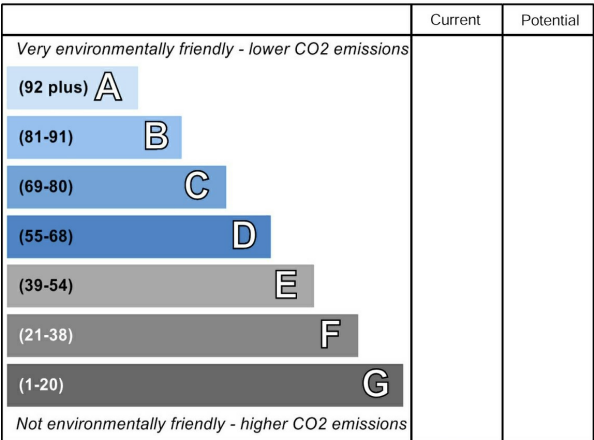


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

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