

**46 CAULDWELL LANE  
MONKSEATON NE25 8LN  
£900 PER MONTH**

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- **THREE BEDROOM UPPER MAISONETTE**
- **LOUNGE DINER**
- **MODERN KITCHEN**
- **STYLISH BATHROOM WC**
- **UNFURNISHED/FURNISHED**
- **AVAILABLE EARLY JANUARY**
- **POPULAR RESIDENTIAL LOCATION**
- **EPC RATING D**

This beautiful, characterful and well presented upper maisonette is perfectly located within a popular residential location, is available early January, furnished/unfurnished and ideal for a range of tenants.

This is a three bedroom property set over two floors. First floor: lounge diner, kitchen, two bedrooms and bathroom WC. Second floor: bedroom. Externally: private rear yard.

The generous size and superb layout of this property makes for an exciting opportunity which can only be appreciated by a visit.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools 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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**ENTRANCE HALLWAY**

Enter through composite front door with glazed panel into the entrance hallway. With tiled flooring, wood flooring and stairs up to the first floor.

**LANDING**

Open and bright landing with single radiator and stairs up to the second floor landing. Doors to lounge, bedrooms and bathroom.

**LOUNGE DINER**

**14'2" x 12'4"**

(measurement into recess)

The lounge diner is bright and rear facing with ceiling rose, UPVC double glazed window, recess to chimney breast, hardwood flooring, TV point and double radiator.

**KITCHEN**

**17'11" x 8'5"**

(measurement into recess)

Lovely, modern kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink, mixer taps and drainer. Integrated appliances include single oven, four ring gas hob and under counter freezer. Space for washing machine and fridge freezer. There are UPVC double glazed windows, built in storage cupboard, combi boiler and two single radiators. Door to rear staircase leading to yard.



**BEDROOM ONE**

**16'4" x 12'5"**

(measurements into bay and recess)

Bedroom one is front facing and currently used as a reception room. There is ceiling coving, ceiling rose, dado rail, UPVC double glazed walk in bay window, TV point, hard wood flooring and double radiator. There is a feature fireplace with wood surround and cast iron insert.

**BEDROOM TWO**

**10'7" x 7'11"**

Bedroom two is stylish, bright and front facing with UPVC double glazed window, TV point and double radiator.

**BATHROOM WC**

**10'10" x 7'11"**

Good sized and contemporary bathroom benefitting from roll top bath with clawed feet and central taps, walk in shower, vanity wash basin with storage beneath and low level WC. There are partially tiled walls, built in storage cupboard, single radiator, extractor fan and UPVC double glazed obscured window.

**SECOND FLOOR LANDING**

With UPVC double glazed Velux window, loft access and door to bedroom.

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**BEDROOM THREE**

19'3" x 13'4"

(measurement into recess)

Bedroom three is bright and modern with ceiling rose, dado rail, UPVC double glazed window with built in window seat and storage, built in storage cupboard, two timber framed Velux windows, walk in wardrobes, single radiator and hard wood flooring. There is a cast iron fireplace and tiled hearth.

**REAR YARD**

Private low maintenance rear yard with decking, water tap and built in storage cupboard with lighting. The boundary is marked by a wall with gated access to rear lane.



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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.



## 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.

## 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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