

FOR
SALE

13 IVANHOE, WHITLEY BAY NE25 9AW
£385,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM AND DOWNSTAIRS WC
- ATTACHED GARAGE AND DRIVE
- WEST FACING REAR GARDEN
- EPC PENDING

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ENTRY
3'3" x 2'8"

HALLWAY
16'0" x 5'10"

RECEPTION ROOM
15'1" x 13'1"

KITCHEN/LIVING AREA
19'7" x 12'3"

WC
5'7" x 3'7"

LANDING
7'10" x 2'10"

BEDROOM
15'6" x 10'1"

BEDROOM
12'1" x 10'9"

BEDROOM
8'1" x 7'0"

BATHROOM
7'8" x 7'0"

GARAGE
18'9" x 9'6"

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Situated within a popular residential area of Monkseaton, this three-bedroom semi-detached home offers well-proportioned accommodation ideal for families, first-time buyers, or those looking for a home with potential to personalise.

The ground floor comprises a welcoming entrance hallway, a separate lounge to the front, and a spacious open-plan kitchen and dining area to the rear with access out to the garden. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three bedrooms and a family bathroom fitted with a four piece suite. A further staircase leads to a versatile loft space/games room, providing additional room for hobbies, storage, or recreational use.

Externally, the property enjoys a West facing rear garden, ideal for enjoying afternoon and evening sun, along with outhouses offering excellent additional storage. A garage and driveway provide further practicality with off-street parking.

Monkseaton is a popular and characterful village with excellent public transport links and a range of local shops, cafés and amenities. Its close proximity to Whitley Bay allows residents to enjoy a wider range of restaurants, leisure facilities and the beautiful North East coastline.

The combination of character, layout and location makes this property an appealing opportunity that can be truly appreciated by a visit.

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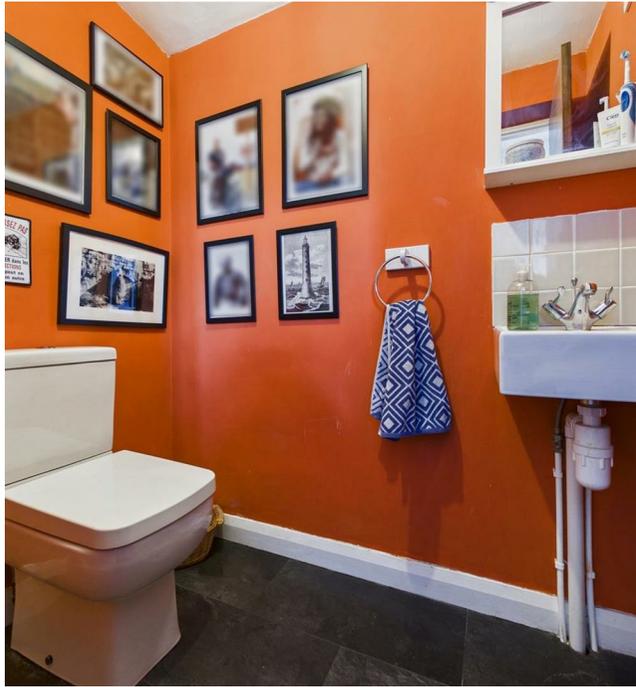
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SMOKE ALARMS

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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