

FOR  
SALE

53 BROMLEY AVENUE, MONKSEATON NE25 8TW  
£250,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- KITCHEN, UTILITY ROOM & WORKSHOP
- BATHROOM & SEPARATE WC
- FRONT GARDEN & DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- ATTACHED GARAGE
- EPC RATING F
- NO UPPER CHAIN

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VESTIBULE  
ENTRANCE HALLWAY  
RECEPTION ROOM  
15'3" x 11'8"  
RECEPTION ROOM  
19'5" x 11'8"  
KITCHEN  
10'11" x 6'4"  
UTILITY ROOM  
9'3" x 7'5"

WORKSHOP  
5'0" x 7'11"  
BEDROOM ONE  
15'1" x 9'11"  
BEDROOM TWO  
12'7" x 9'9"  
BEDROOM THREE  
7'8" x 6'3"  
BATHROOM  
7'11" x 6'2"

SEPARATE WC  
FRONT GARDEN  
REAR GARDEN  
ATTACHED GARAGE  
15'8" x 7'8"

## 53 BROMLEY AVENUE, MONKSEATON NE25 8TW

This charming semi detached house is perfectly located within a sought after residential area and is ideal for a range of buyers.

With over 1212 square foot of accommodation set over two floors this lovely property comprises of a vestibule and entrance hallway with doors leading to two reception rooms and kitchen. The classic kitchen benefits from a range of units with contrasting worktops and space for a range oven with archway leading to the utility room. The utility room has further units, a wall mounted boiler and doors to the rear garden, workshop and further doors to the garage. To the first floor there are three bedrooms, two with views over a lovely public green, family bathroom benefitting from a panelled bath with shower over and vanity wash basin and separate WC. Externally the property has a front garden with driveway parking, an attached garage and a lovely West facing rear garden.

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

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping. This property is close to excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.



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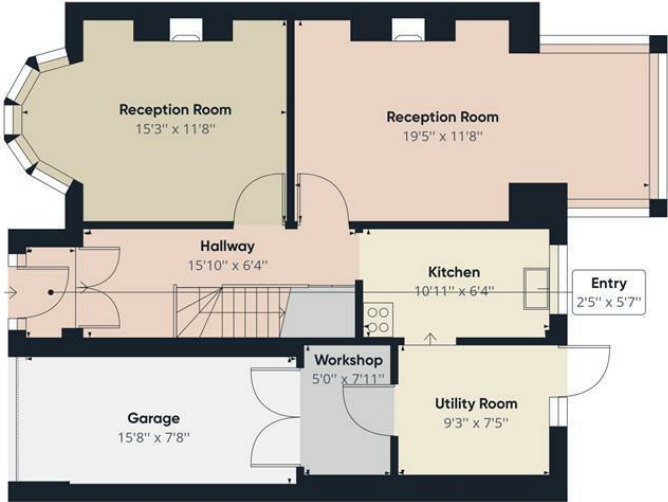
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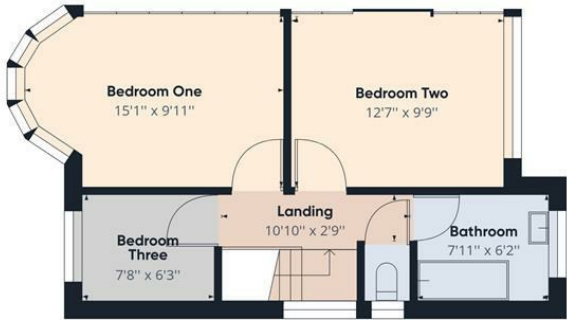
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1222.96 ft<sup>2</sup>

(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.

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.

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

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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