

**38 WAVERLEY AVENUE
MONKSEATON NE25 8AU
£700 PER MONTH**



- ONE BEDROOM GROUND FLOOR FLAT • AVAILABLE NOW & UNFURNISHED
- SPACIOUS LOUNGE
- REAR YARD WITH EXTERNAL UTILITY ROOM
- MODERN KITCHEN & BATHROOM WC • EPC RATING D

This beautiful and characterful flat is situated on the ground floor of a Victorian property and is perfectly located in a sought after residential setting. It displays a wealth of modern features with period charm and is unfurnished and available now.

This one bedroom flat consists of lounge, kitchen, bedroom, bathroom WC. Externally: rear yard, utility room.

The fabulous location, generous size and amazing condition of this property makes for an exciting opportunity which can only be truly 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, 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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VESTIBULE

Enter through the timber front door into vestibule. With ceiling cornices, dado rail and tiled flooring. Timber door to entrance hallway.

ENTRANCE HALLWAY

Entrance hallway with under stairs cupboard, double radiator and wood style flooring. Doors to lounge, kitchen and bedroom.

LOUNGE

16'1" x 12'9"

(Measurements into bay and recess)

The lounge is spacious, stylish and front facing with ceiling cornices, picture rail, UPVC double glazed walk in bay window, wood style flooring, double radiator and TV point.

There is a recess to the chimney breast with exposed brick and a multi fuel burner.



KITCHEN

Modern kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, drainer, mixer taps and tiled splashbacks.

Integrated appliances include single oven, four ring gas hob and extractor hood. Space for fridge freezer. There is a UPVC double glazed window, built in cupboard and contemporary vertical radiator. Timber door to rear yard.

BEDROOM

12'11" x 11'8"

(Measurements into recess)

The bedroom is front facing with UPVC double glazed window and double radiator.

There is a recess to the chimney breast with brick surround and insert. Door to bathroom WC.

BATHROOM WC

10'7" x 6'3"

Modern bathroom benefitting from panelled bath, walk in shower, pedestal washbasin and low level WC. There is a double radiator and UPVC double glazed obscured window.

REAR YARD

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Low maintenance, paved rear yard with storage shed and external utility room including plumbing for a washing machine.



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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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