

43 MELROSE AVENUE
MONKSEATON NE25 8BA
£380,000



- STUNNING FOUR BEDROOM MID TERRACE HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- EXTENDED BREAKFASTING KITCHEN
- STYLISH FAMILY BATHROOM WC & ENSUITE
- SITUATED ON A PEDESTRAINISED STREET
- IMPRESSIVE FRONT GARDEN
- SOUTH WEST FACING REAR YARD WITH EXTERNAL UTILITY ROOM
- NO UPPER CHAIN & EPC RATING D

Embleys are delighted to be instructed in the sale of this superb, immaculately presented, mid terrace house built circa 1905 and perfectly situated on a pedestrianised street within a sought after residential location. It boasts a wealth of contemporary features with period charm, has no upper chain and is ideal for modern family life.

This stunning four bedroom property is set over three floors. Ground floor: two reception rooms, extended breakfasting kitchen. First floor: three bedrooms, bathroom WC. Second floor: bedroom, ensuite. Externally: front garden, rear yard with external utility room.

The amazing condition, exceptional features, generous size and fabulous location 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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VESTIBULE

Enter through timber front door with window above into the vestibule. With ceiling cornices, picture rail, dado rail and tiled flooring. Timber inner door with glazed panel and stained glass surrounding windows leading to the entrance hallway.



ENTRANCE HALLWAY

Welcoming entrance hallway with ceiling cornices, ceiling corbels, picture rail and dado rail. There is an under stairs storage cupboard, decorative floor tiling, double radiator and stairs with spindles and newel post up to the first floor. Doors to reception rooms and kitchen.

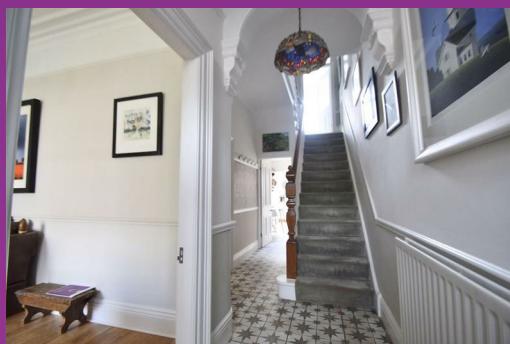


RECEPTION ROOM ONE

16'7" x 15'1"

(measurements into bay and recess)

Reception room one is spacious, stylish and front facing with a period decorative ceiling incorporating cornices, ceiling rose and picture rail, dado rail, UPVC double glazed walk in bay with sash windows, storage to one recess, double radiator, TV point and wood flooring. There is a feature fireplace with painted wood surround, multi fuel burner and slate tiled hearth.



RECEPTION ROOM TWO

13'6" x 12'10"

(measurement into recess)

Reception room two is bright, versatile and rear facing with a period decorative ceiling incorporating cornices, ceiling rose and picture rail, dado rail, double radiator and wood flooring. There is a feature fireplace with painted wood surround, exposed brick, multi fuel burner and slate tiled hearth. UPVC double glazed patio doors leading to the rear yard.

BREAKFASTING KITCHEN

18'10" x 8'7"

Fabulous, extended and contemporary kitchen which easily accommodates a dining table. Benefiting from a range of base and drawer units with wood worktops incorporating one and a half bowl sink, drainer, mixer taps and tiled splashbacks. Space for range cooker with chimney hood over and space for fridge freezer.

There are recessed ceiling spotlights, built in pantry, UPVC double glazed window, Velux window, cupboard housing the combi boiler, double radiator and tiled flooring. UPVC double glazed door to rear yard.

SPLIT LANDING

With door to bathroom/WC and stairs up to first floor landing.

FIRST FLOOR LANDING

Complete with ceiling cornices, dado rail, built in storage cupboards and stairs up to the second floor. Doors to three bedrooms.



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BEDROOM ONE

13'9" x 11'8"

Bedroom one is generously sized, stylish and front facing with ceiling cornices, picture rail, dado rail, UPVC double glazed sash windows with period panelling beneath, built in wardrobes, single radiator and wood flooring with decorative tiled insert.



BEDROOM TWO

13'1" x 12'3"

Bedroom two is elegant and rear facing with ceiling cornices, picture rail, dado rail, UPVC double glazed sash window, built in wardrobes, single radiator and wood flooring with decorative tiled insert.



BEDROOM THREE

9'6" x 6'10"

Bedroom three is front facing with picture rail, dado rail, UPVC double glazed sash window and single radiator.

BATHROOM WC

8'4" x 8'0"

(measurement into recess)

Stunning traditional style family bathroom with a contemporary feel. Benefiting from walk in rainfall shower with Burlington shower attachment, free standing double ended bath with central mixer taps, pedestal wash basin and low level WC. There are recessed ceiling spotlights, partially tiled walls, traditional style towel radiator, tiled flooring and UPVC double glazed obscured window.



SECOND FLOOR LANDING

With Velux window and door to bedroom four.

BEDROOM FOUR

16'11" x 13'11"

Bedroom four is spacious and bright with recessed ceiling spotlights, two Velux windows, one to the front of the property and one to rear, two built in storage spaces and double radiator. There is also a walk in wardrobe with Velux window. Door to ensuite.

ENSUITE

Modern ensuite with walk in shower, pedestal wash basin and low level WC. There are recessed ceiling spotlights, partially tiled walls, single radiator and Velux window.

FRONT GARDEN

Impressive, laid to lawn front garden with mature shrubs, planted borders and a walled boundary.

REAR YARD

Beautiful and private, South West facing paved rear yard. With raised planted borders, mature shrubs, built in seating area, water feature and log store. The boundary is marked by a high wall with electric roll top garage door to the rear lane. Door to external utility room.

EXTERNAL UTILITY ROOM

Practical utility room with wood worktop incorporating Belfast sink, space and plumbing for a washing machine, space for a tumble dryer and UPVC double glazed window.

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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		74
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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