

E
FOR
SALE

7A WHITLEY ROAD, WEST MONKSEATON NE25 9JD
£235,000



VESTIBULE

LOUNGE
12'8" x 16'2"

KITCHEN DINER
6'10x16'3

LANDING

BEDROOM ONE
10'2" x 12'7"

BEDROOM TWO
9'9" x 8'7"

BATHROOM
6'7" x 7'3"

FRONT GARDEN

REAR GARDEN

2 BEDROOM HOUSE - DETACHED

- TWO BEDROOM DETACHED PROPERTY
- RESIDENTIAL LOCATION
- LOUNGE
- MODERN KITCHEN DINER
- LOVELY BATHROOM WC
- DRIVEWAY PARKING TO THE FRONT
- SOUTH FACING REAR GARDEN
- EPC RATING E
- NO UPPER CHAIN

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This beautiful, detached property was built circa 1960 and is located in a popular residential setting. It boasts a variety of modern features and is ideal for a range of buyers.

With over 680 square foot of accommodation, this two bedroom property is set over two floors. The ground floor consists of a vestibule with doors to the lounge with stairs to the first floor and access to the kitchen diner. The modern kitchen diner benefits from a range of units with contrasting worktops, single oven with induction hob and doors giving access to the garden.

From the first floor landing there are two spacious bedrooms and a lovely family bathroom with integrated bath and shower over, pedestal washbasin and low level WC. Externally there is a front garden with driveway parking and South facing rear garden with gated access to the front.

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

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, the Wellfield Estate is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

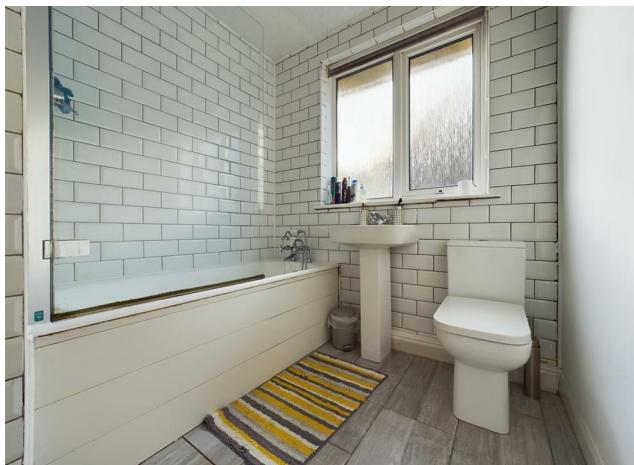
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SMOKE ALARMS

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		47
(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		70
(69-80) C		
(55-68) D		41
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	