FOR SALE

9 LANGLEY AVENUE, MONKSEATON NE25 9DF
£340,000

4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- RECEPTION ROOM
- MODERN KITCHEN DINER
- GOOD SIZED FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WTH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
12'2 x 11'9

KITCHEN DINER
25'2 x 14'11

LANDING

BEDROOM
11'10 x 11'9

BEDROOM
11'10 x 9'6

BEDROOM
15'3 x 8'3

BEDROOM
7'5 x 7'3

BATHROOM WC
8'1 x 7'5

GARAGE
15'9 x 8'4

FRONT GARDEN

REAR GARDEN

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9 LANGLEY AVENUE, MONKSEATON NE25 9DF

This lovely, semi detached house is perfectly located in a popular residential location. It displays a variety of modern features with period charm and is ideal for a range of buyers.

With over 1200 square feet of accommodation set over two floors, this property consists of an entrance hallway with stairs up to the first floor and doors to the reception room and kitchen diner. The reception room is front facing with a bay window and feature fireplace. The modern and open plan kitchen diner has a lounge dining area with feature fireplace and the kitchen benefits from a good range of units with worktops, eye level single oven, induction hob, chimney hood and integrated fridge freezer. To the first floor there are three double bedrooms, one with fitted wardrobes, a smaller fourth bedroom and a good sized family bathroom including roll top bath with telephone shower attachment, walk in rainfall shower, pedestal wash basin and WC. Externally there is an attached garage, a front garden with driveway parking and a south facing rear garden with artificial lawn and patio.

The 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 village has exceptional public transport and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the town offers.

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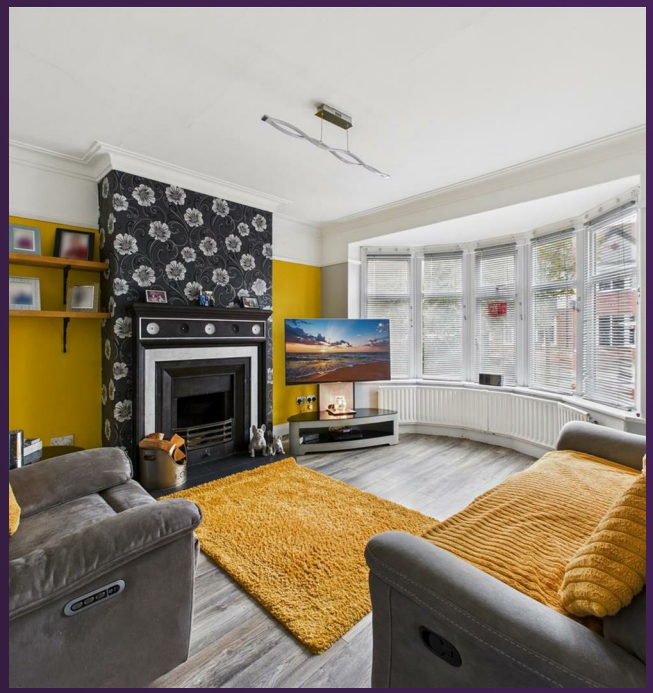

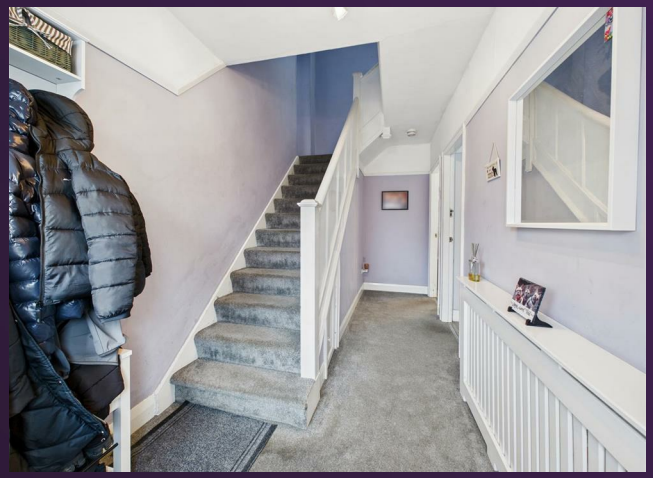

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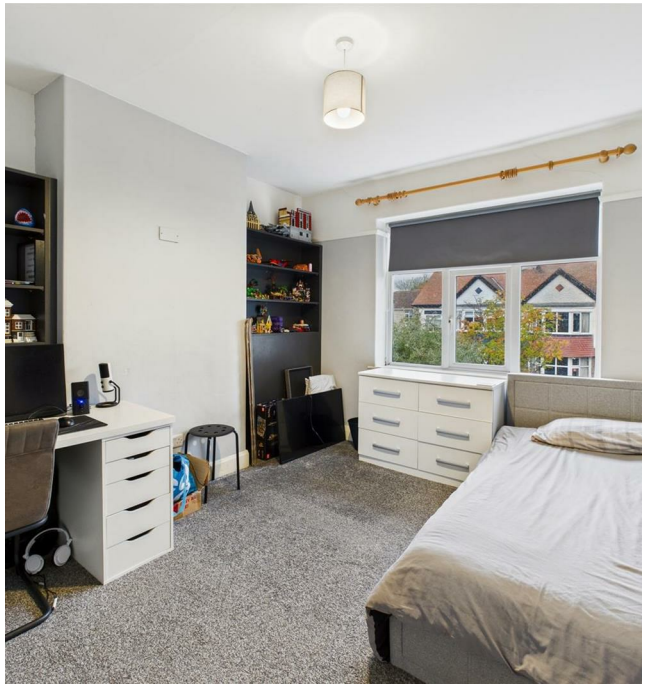

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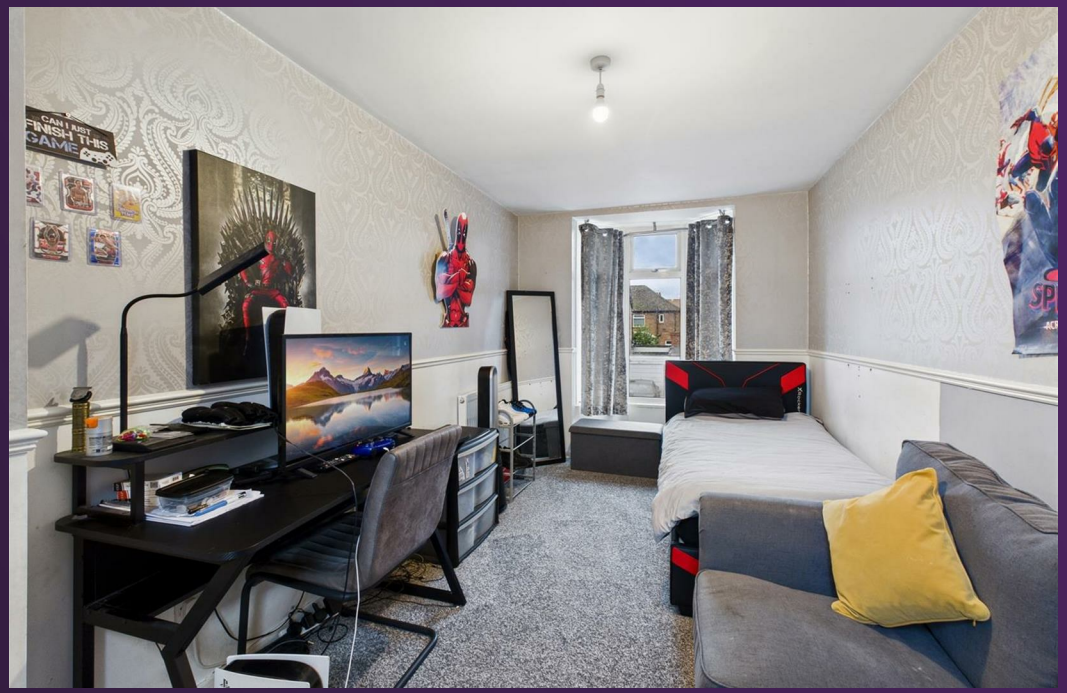

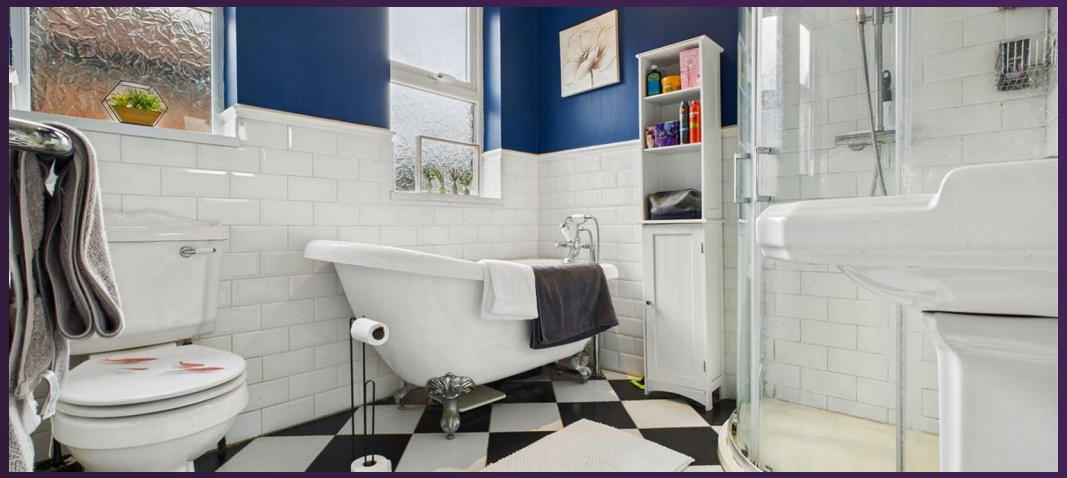

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FLOORPLAN

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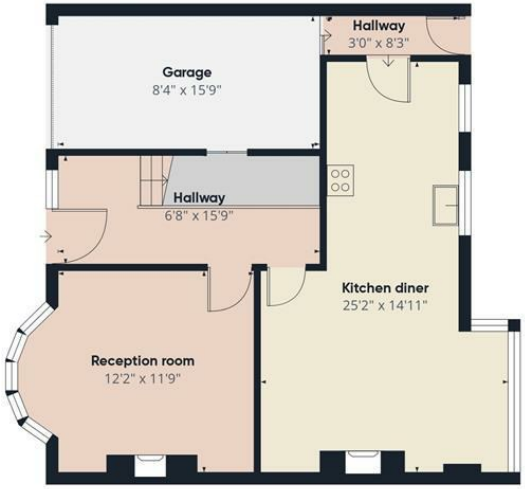

Floor 0

Floor 1

Approximate total area[1]

1230 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

VIEW PROPERTY

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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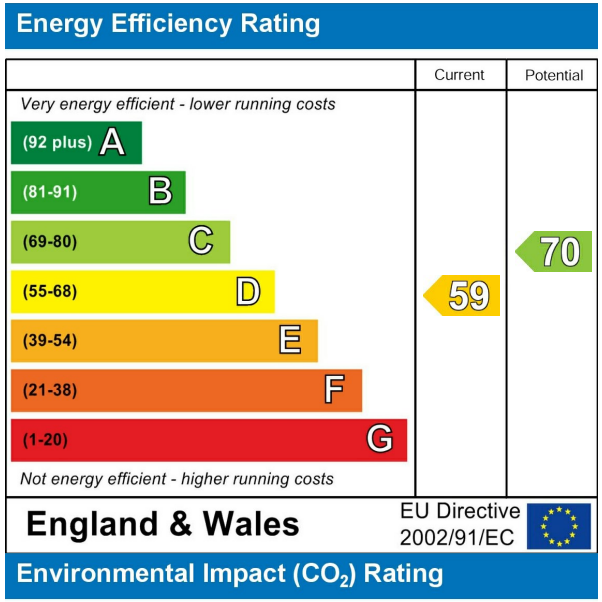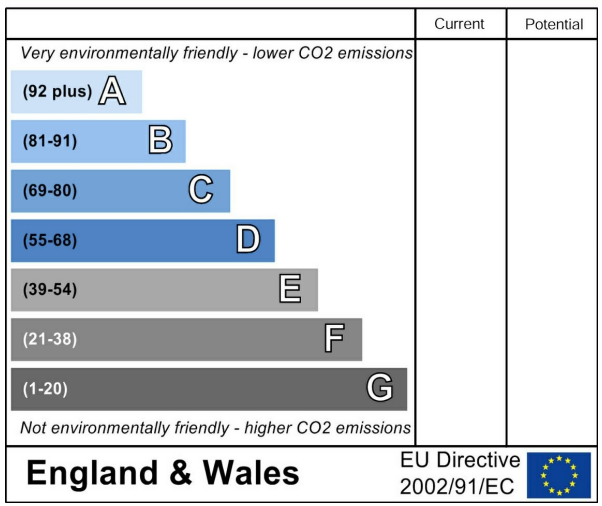
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