TO LET

50 HILLFIELD, MONKSEATON NE25 9AJ
£1,250 PER MONTH



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN DINING KITCHEN & UTILITY AREA
- FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- UNFURNISHED AND AVAILABLE NOW
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
13'8 x 12'9

KITCHEN DINER
17'6 x 8

UTILITY AREA
7'3 x 6'11

LANDING

BEDROOM ONE
10'11 x 10'8

BEDROOM TWO
11 x 10'8

BEDROOM THREE
7'7 x 6'6

BATHROOM WC
5'10 x 6'5

GARAGE
14'4 x 7'3

FRONT GARDEN

REAR GARDEN

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50 HILLFIELD, MONKSEATON NE25 9AJ

This well presented, semi detached house was built in the 1930's and is perfectly located in a highly sought after Valley Gardens residential estate. It displays a variety of modern features with period charm, is unfurnished, available now and is ideal for a range of tenants.

With over 850 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and light and spacious reception room with bay window and a feature fireplace with gas fire. The modern dining kitchen easily accommodates a dining table and benefits from a range of units with contrasting worktops, built in pantry and integrated appliances including oven, hob and chimney hood. The utility area has space for a fridge freezer and washing machine. To the first floor there are two double bedrooms, a smaller third bedroom and a family bathroom including a bath with shower over, wall mounted wash basin and low level WC. Externally there is an attached garage, a low maintenance front garden with driveway parking and a substantial rear garden with patio and lawn.

The fabulous location and family feel 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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FLOORPLAN

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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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