

**10 GREENHAUGH ROAD  
WHITLEY BAY NE25 9HF  
£295,000**

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- **THREE BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **LOUNGE KITCHEN**
- **BATHROOM WC & DOWNSTAIRS WC**
- **DRIVEWAY PARKING**
- **GARAGE**
- **FRONT AND REAR GARDENS**
- **EPC RATING D**

This lovely, well presented semi detached property is perfectly located within a sought after residential setting. It displays a variety of features and is ideal for a range of purchasers. This is a three bedroom property set over two floors. Ground: Two reception rooms, lounge kitchen, downstairs WC. First floor: Three bedrooms, bathroom WC. Externally: Driveway parking, garage, front garden, rear garden.

The fabulous location, generous size and layout of this property makes for an exciting opportunity which 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, West Monkseaton 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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**ENTRANCE HALLWAY**

Enter through composite front door into welcoming entrance hallway with ceiling coving, dado rail, double radiator and wood style flooring. Stairs with spindles up to first floor and doors to lounge, kitchen and downstairs WC.



**RECEPTION ROOM ONE**

**14'2" x 12'6"**

(measurements into bay and recess)

Cosy, front facing reception room with ceiling coving, UPVC double glazed bay window with built in window seat, built in storage cupboards to recess. Feature fireplace with wood mantle and log burner, TV point, hardwood flooring and double radiator.



**LOUNGE KITCHEN**

**18'1" x 15'9"**

(measurements into recess)  
The lounge kitchen is lovely, classic and could easily accommodate a six seater dining table. Benefitting from matt wall, base and drawer units with wood worktops incorporating single bowl sink, mixer taps, and two seater breakfast bar. Integrated appliances include eye level oven, induction hob, chimney hood, fridge freezer, dishwasher and microwave. There are ceiling spotlights, built in storage to recess, feature fireplace, UPVC double glazed window, cast iron radiator and hardwood flooring. UPVC French doors to rear garden and open plan to reception room two.

**RECEPTION ROOM TWO**

**14'10" x 8'0"**

(measurements into recess)  
Reception room two is versatile and rear facing currently used as a dining room with ceiling spotlights, UPVC French doors to rear garden, TV point, contemporary vertical radiator, hardwood flooring. Door to garage.

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**DOWNSTAIRS WC**

Complete with vanity wash basin with storage beneath, low level WC, partially tiled walls and tiled flooring.

**LANDING**

Open and airy landing with ceiling coving, loft access, dado rail, UPVC double glazed window with obscured glass and doors to three bedrooms and bathroom.

**BEDROOM ONE**

15'4" x 9'10"

(measurements into bay but not into wardrobes)

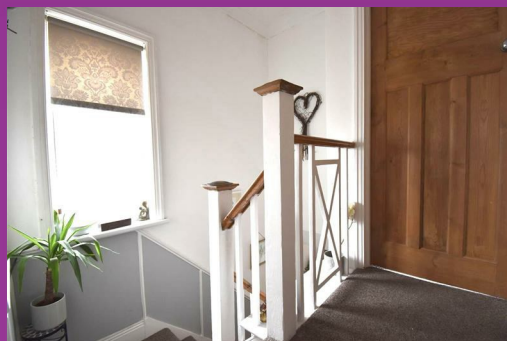
Bedroom one is stylish and front facing with ceiling coving, UPVC double glazed walk in bay window, fitted wardrobes, cast iron feature fireplace with decorative tiled hearth and double radiator.

**BEDROOM TWO**

11'1" x 10'1"

(measurements into recess)

Bedroom two is modern and front facing with ceiling coving, picture rail, UPVC double glazed window, feature fireplace, Fitted storage to recess, TV point and single radiator.



**BEDROOM THREE**

9'5" x 7'2"

(measurements into recess)  
Bedroom three is front facing with ceiling coving, UPVC double glazed window and single radiator.

**BATHROOM WC**

8'2" x 8'0"

Modern family bathroom benefitting from panelled bath with rainfall shower and overhead shower attachment, vanity wash basin with storage beneath and low level WC. There is UPVC double glazed window with obscured glass, partially tiled walls, chrome towel warmer and tiled floor.

**GARAGE**

12'3" x 7'8"

Complete with lighting, power, wall mounted boiler, space and plumbing for washing machine. Up and over garage door.

**FRONT GARDEN**

Low maintenance front garden with driveway parking, paved area, pebbled area and walled boundary.

**REAR GARDEN**

Private rear garden with lawn, planted borders and mature

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shrubs. Paved patio area,  
water tap and fenced  
boundary.



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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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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