

SIGNATURE

NORTH EAST

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Closefield Grove, Monkseaton NE25 8SU

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Offers Over £145,000

Signature North East is thrilled to introduce to the market this delightful two-bedroom ground-floor flat nestled in the highly sought-after area of Monkseaton. The property features generously sized rooms throughout, boasting a desirable location with proximity to essential amenities. Enjoy easy transportation links to Newcastle city centre, embrace the beauty of the nearby coast, and explore local shops and eateries—all from the comfort of this charming residence.

Upon entering this property, you are greeted by an inviting central hallway that provides access to both a convenient storage cupboard and the home's main principal rooms. Stepping into the living room, the space is bathed in natural light through the elegant bow window, offering ample room to accommodate various furnishings. Moving on to the kitchen, you'll find a plethora of storage space provided by the attractive shaker-style wall and base units, complemented by sleek worktops. Additionally, the kitchen offers access to the rear garden.

As you continue your exploration of this residence, you'll find two generously sized bedrooms. The master bedroom is illuminated by a charming bow window, providing ample space for a double bed and additional furnishings of your choosing. The second bedroom offers versatile space, perfect for transforming into an office or dressing room based on your preferences. Completing this home is the main bathroom, featuring a bathtub, shower, handbasin, and W.C.

To the rear of the home, a delightful back garden awaits, adorned with a lawned area complemented by a paved patio and ample decking. This outdoor space is perfect for potted plants or enjoying alfresco dining.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 57.5 sq. metres (619.0 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

LIVING ROOM
12'3"X11'11"

KITCHEN
11'9"X8'2"

BEDROOM
12'3"X11'1"

BEDROOM
9'9"X7'11"

BATHROOM
9'6"X4'8"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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