



## Oakland Road Monkseaton

A gorgeous, 1920's family semi-detached home, located in the heart of Monkseaton Village. Within the catchment area for sought after schools, close to the Metro, shops, bus routes, and just a few minutes' drive from our beautiful coast and beaches! This stylish and well-presented home also boasts a sunny Westerly rear aspect, with a private and enclosed rear garden, perfect for the family, with lawn, patio and raised borders, additional side area. There is a welcoming, light and airy hallway, through to the stylish lounge with feature bay window, feature fireplace and gas, coal effect fire, separate dining room with French doors out to the garden area, feature brick fireplace, fabulous family kitchen with integrated appliances and door out to the side garden area. Spacious landing, three generous bedrooms, with the principal bedroom hosting stylish fitted wardrobes. The bathroom is stunning, with a re-fitted suite, shower and forest waterfall spray. Front garden and driveway, (subject to dropped kerb consent).

**£315,000**

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** an impressive, light and airy hallway, with two double glazed windows, radiator and radiator cover, laminate flooring, turned, spindle staircase to the first floor, coving to ceiling, under-stair cupboard, door to:



**LOUNGE:** (front): 12'9 x 15'1, (3.89m x 4.59m), with measurements into feature double glazed bay window and alcoves, attractive feature fireplace with gas, coal effect fire, cornice to ceiling, radiator, dado rail

**DINING ROOM:** (rear): 12'0 x 13'5, (3.66m x 4.09m), into alcoves, brick feature fireplace, double glazed French doors out to the rear garden, radiator



**KITCHEN:** 11'7 X 7'0, (3.53m x 2.13m), a gorgeous, contemporary kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine, double sink with hot and cold mixer taps, modern flooring, double glazed window, double glazed door to the side garden area

**FIRST FLOOR LANDING AREA:** double glazed window, door to:

**BEDROOM ONE:** (front): 12'6 x 10'0, (3.81m x 3.05m), excluding depth of splendid fitted wardrobes, radiator, double glazed window

**BEDROOM TWO:** (rear): 13'0 x 11'2, (3.96m x 3.42m), into alcoves, radiator, double glazed window

**BEDROOM THREE:** (front): 8'5 x 8'0, (2.57m x 2.44m), radiator, double glazed window



**BATHROOM:** (rear): 7'7 x 7'0, (2.31m x 2.13m), maximum measurements, a stunning, re-fitted family bathroom, comprising of, "L" shaped bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, panelled ceiling, chrome radiator, two double glazed windows

**EXTERNALLY:** Gorgeous, West facing, enclosed rear garden with patio area, lawn and raised borders, side patio area and gated access to the front garden, with potential driveway, (subject to dropped kerb approval).

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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