



Closefield Grove Monkseaton

A beautifully presented, 1930's semi ground floor flat on this fabulous street, just a short walk from Monkseaton Village. Close to the Metro, local amenities and the Award Winning Whitley Bay town centre, The local schools are excellent and there is approximately a 15 minute walk from the Coastline. Unusually boasting both a front and large, private rear garden, this lovely flat is perfect for enjoying your own private outdoor space, which isn't directly overlooked to the rear. Entrance hallway, lounge with feature bay window, attractive fireplace and gas, living flame fire, stunning breakfasting kitchen with a stylish range of units and integrated appliances, access directly out to the rear garden. Two double bedrooms, the principle with feature bay window enjoying views over the garden, splendid, re-fitted bathroom with shower and additional forest waterfall spray. The garden to the rear has a block paved patio, lawn, summerhouse and additional shed, there is gated access through a front garden area, with the access to the front being shared

£159,950

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, engineered wood flooring, storage cupboard, door to:



LOUNGE: (front): 15'1 x 12'0, (4.59m x 3.66m), with measurements into feature double glazed bay window, with encased original leaded light windows, (triple glazed to top panes), attractive feature fireplace with gas, living flame fire, vertical radiator, picture rail



BREAKFASTING KITCHEN: (rear): a gorgeous, cream fitted kitchen, stylish, light and airy, with a range of base, wall and drawer units, solid wood worktops, gas point, integrated fridge and freezer, single drainer sink unit with mixer taps, plumbed for automatic washing machine, vertical radiator, tiled splashbacks, double glazed window, double glazed door out to the rear garden



BEDROOM ONE: (rear): 15'2 x 10'9, (4.62m x 3.28m), with measurements into feature double glazed bay window overlooking the rear garden, and into alcoves, radiator, storage cupboard into alcoves

BEDROOM TWO: (front): 9'7 x 7'9, (2.92m x 2.16m), double glazed window with triple glazed top panes, original stained leaded light, beautifully encased, radiator

BATHROOM: Stunning, re-fitted bathroom, comprising of, bath with chrome shower and additional forest waterfall spray, pedestal washbasin, low level w.c., fully tiled walls and floor, chrome ladder radiator, double glazed window

EXTERNALLY: A wonderful, large, enclosed rear garden, not directly overlooked. With block paved patio, summerhouse, additional shed and lawned area, gated access to shared path, providing access to the front garden. The garden area to the left of the front belongs to 102 Closefield Grove.

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: FIBRE
- Mobile Signal Coverage Blackspot: NO
- Parking: ON STREET

MINING

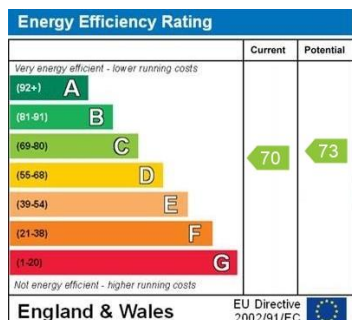
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
 Length of Lease: 999 years from 21/6/91
 Ground Rent: Peppercorn, Nil Due
 Service Charge: Nil

COUNCIL TAX BAND: A
EPC RATING: C

WB2604.AI.AI.24/7/24.V.1





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.

16 Branches across the North-East

