



## Mitchell Avenue Monkseaton

Stunning, 1930's semi-detached family home with beautiful, original features. Within walking distance to the beautiful Monkseaton Village, Metro, bus routes, local shops and restaurants and of course, within catchment for popular local schools. . Our gorgeous beach is just a few minutes' drive away, as is Whitley Bay town centre, making this a highly sought after location and perfect for families! An impressive, light and airy hallway welcomes you with original door and leaded light windows, lounge with feature bay window, cast iron fireplace and living flame fire, open family dining kitchen with French door out to the garden and a stylish fitted kitchen. There are integrated appliances and a delightful breakfast bar too! Separate utility room with part converted garage. Spacious landing area with original leaded light window, three generous bedrooms, the principle bedroom with feature bay window and bedroom two with attractive fitted wardrobes providing ample hanging and storage space. Stunning bathroom with shower, large, private and enclosed rear garden with lawn, borders and privacy hedging, patio area, block paved front driveway, garage.

# £375,000

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# Mitchell Avenue

## Monkseaton

**ORIGINAL ENTRANCE DOOR:** with beautiful, stained leaded light inserts, opening through to:

**ENTRANCE HALLWAY:** Impressive, light and airy hallway with original, turned staircase up to the first floor, radiator, picture rail, laminate flooring, door to:

**LOUNGE:** (front): 16'1 x 11'6, (4.90m x 3.51m), with measurements into alcoves and feature double glazed bay window with stained leaded light tops, gorgeous cast iron fireplace with gas, coal effect fire, granite hearth, radiator, cornice to ceiling

**DINING KITCHEN:** (rear): 21'2 x 13'5, (6.45m x 4.09m), maximum measurements into alcoves and widest part of the dining room, a fabulous, open family dining kitchen with double glazed French door with stained leaded light tops and side panels opening out to the garden area, spotlights to ceiling, wood effect flooring, the kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, contrasting worktops, breakfast bar, integrated double oven, gas hob, one and a half bowl sink unit with mixer taps, integrated dishwasher, and fridge, radiator, double glazed window, door to:

**UTILITY ROOM:** (rear): 9'8 x 7'3, (2.95m x 2.21m), tile effect flooring, a range of modern base, wall and drawer units, roll edge worktops, radiator, combination boiler, plumbed for automatic washing machine, door to garden, skylight, recessed original coal cupboard, door to:

**GARAGE:** 7'3 x 6'8, (2.21m x 1.88m), part converted garage, allowing for additional utility space, with power and lighting, doors out to the front driveway

**FIRST FLOOR LANDING AREA:** Beautiful landing area with wonderful, original, stained leaded light window, large loft access, door to:



**BATHROOM:** (rear): 7'4 x 7'9, (2.36m x 2.24m), stunning, re-fitted family bathroom, incorporating an "L" shaped bath with mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, tiled floor, fully tiled walls, spotlights to ceiling, underfloor heating, two double glazed windows

**BEDROOM ONE:** (front): 16'2 x 10'9, (4.93m x 3.28m), with measurements into alcoves and feature double glazed bay window with stained leaded light tops, radiator

**BEDROOM TWO:** (rear): 13'2 x 11'0, (4.01m x 3.35m), excluding depth of contemporary sliding wardrobes, providing ample hanging and storage space, radiator

**BEDROOM THREE:** (front): 8'0 x 7'0, (2.44m x 2.13m), into corner, half bay with double glazed window leaded window, radiator

**EXTERNALLY:** Beautiful, enclose rear garden, with extensive lawned area, mature, well stocked borders and privacy hedging, shed, rear, paved patio, outside tap. To the front of the property is a spacious, block paved driveway, lawn, garage, walled front area with bin store

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS/Gas

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### **MINING (delete as appropriate)**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

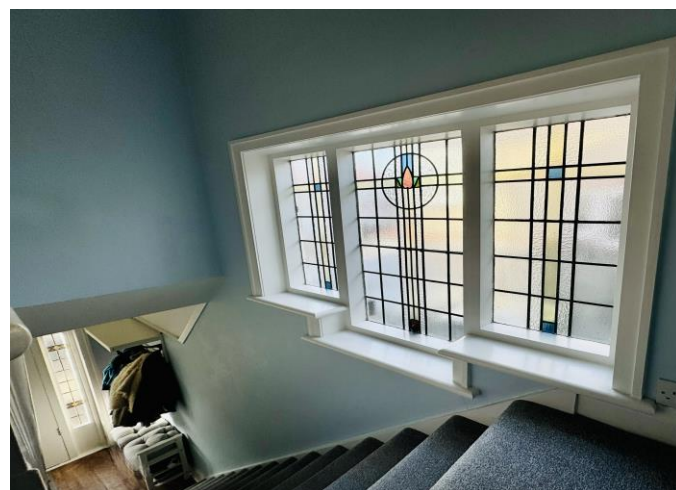
#### **TENURE**

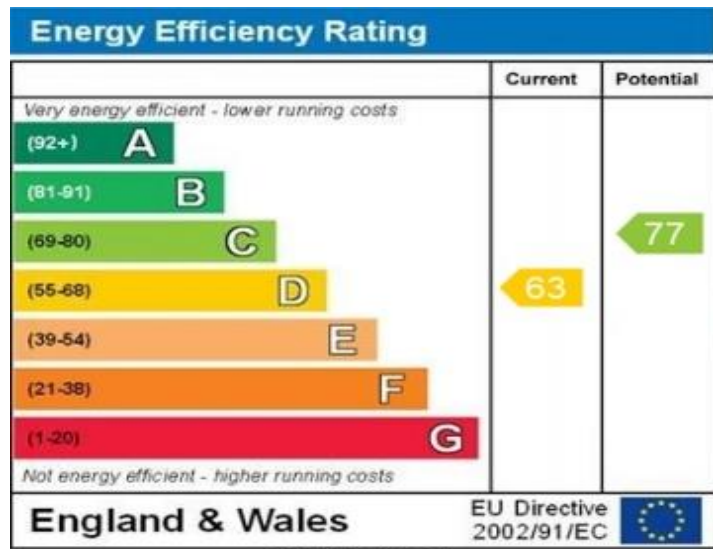
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: D**

WB2811.AI.AI.17/11/24.V.2





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**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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