



Highbury Monkseaton

Such a fabulous location, in the heart of Monkseaton Village, within the catchment area for sought after local schools, close to the Metro, shops and local restaurants. Approximately a 10-15 minute walk from our gorgeous coastline too, this really does pose a superb opportunity to buy a rare to the market home! The property is in need of updating and is offered with no onward chain. The property boasts original features an impressive hallway with panelling, lounge with feature bay window, separate dining room overlooking the rear garden, family breakfasting kitchen, landing, two double bedrooms, bathroom with separate w.c. Private and enclosed rear garden with shed, front garden and potential driveway, subject to permission for a dropped kerb. Freehold. EPC: E, Council Tax Band: C

Offers Over £200,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Highbury

Monkseaton

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Original panelling to three quarter height, original, turned staircase to the first floor, delft rack, radiator, cornice to ceiling

LOUNGE: (front): 15'5 x 12'0, (4.7m x 3.66m), measurements into double glazed bay window and alcoves, brick fireplace, gas fire, (not tested), cornice to ceiling, radiator

DINING ROOM: (rear): 12'8 x 12'1, (3.86m x 3.68m), spacious dining room overlooking the rear garden, brick fireplace, fire housing back boiler, radiator, storage cupboard housing hot water tank

BREAKFASTING KITCHEN: (rear): 15'4 x 7'2, ("T" shaped), maximum measurements, fitted base units, worktops, single drainer sink unit, two double glazed windows, double glazed door to the rear garden, panelling to walls



FIRST FLOOR LANDING AREA: Double glazed window to the half landing area, loft access, beamed ceiling, half height panelling, door to:



BEDROOM ONE: (front): 12'5 x 10'7, (3.78m x 3.22m), excluding depth of fitted wardrobes, double glazed window



BEDROOM TWO: (rear): 13'11 x 10'7, (4.24m x 3.22m), fitted wardrobes, double glazed window



BATHROOM: Family bathroom, comprising of, bath, shower, pedestal washbasin, double glazed window, laminate flooring, tiling



SEPARATE W.C: low level w.c., double glazed window

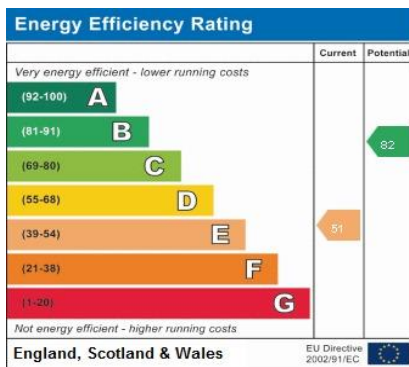


TENURE

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: E



WB1884/AI/DD/28.04.2023/V.2

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

