



Closefield Grove

Monkseaton, Whitley Bay

- Sought After, Pre-War, Lower Flat
- Light, Airy and Well Presented Throughout
- Stylish Kitchen with Access to Garden
- Lounge/Dining Room with Bay
- Two Double Bedrooms
- Modern Bathroom with Shower
- Private Rear Garden
- No Onward Chain

Price £150,000

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ROOK
MATTHEWS
SAYER

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Closefield Grove

Monkseaton Whitley Bay

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Spacious, light and airy hallway, laminate flooring, radiator, door to:

LOUNGE/DINING ROOM: (front): 16'3 x 11'6, (4.95m x 3.51m), lovely lounge with measurements into feature bay window and alcoves, attractive fireplace with modern electric fire, radiator

KITCHEN: (rear): 7'5 x 6'5, (2.26m x 1.96m), stylish kitchen with a range of base, wall and drawer units, worktops, integrated electric oven, hob and cooker hood, single drainer sink unit with mixer taps, combination boiler, plumbed for automatic washing machine, laminate flooring, double glazed window, double glazed door to rear garden

BEDROOM ONE: (rear): spacious double bedroom with measurements into alcoves, radiator, double glazed window overlooking alcoves

BEDROOM TWO: (front): 12'3 x 7'0, (3.73m x 2.13m), radiator, double glazed window, picture rail

BATHROOM: Modern bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled splashbacks and shower area, double glazed window, radiator

EXTERNALLY: Front and rear garden, the rear garden with paving, lawn and shed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Satellite

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 22.10.1984

Peppercon Rent

COUNCIL TAX BAND: A

EPC RATING: C

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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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