



Meadow Road Monkseaton

A stunning, 1930's semi-detached family home with Mock Tudor peak on this highly sought after street in Monkseaton Village. Within walking distance of the Metro, shops, eateries and within the catchment area for sought after local schools, approximately a 3 minute drive from our beautiful coastline, this really is a fabulous location! Beautifully styled and extended, boasting light, space, original features and versatility throughout. Impressive hallway with original staircase, front reception room with feature bay window and feature fireplace. Fabulous, extended rear lounge with patio doors opening to the rear garden. The focal point is an stunning feature fireplace with stove electric fire. Extended breakfasting kitchen with range cooker, downstairs cloaks/wc., utility to the rear of the garage. Spacious landing, three generous bedrooms to the first floor, modern shower room with separate w.c. Fabulous South-West facing rear garden, enclosed, with lawn, borders and side patio. Front garden and driveway, garage.

£375,000

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Entrance Door with stained leaded light insert, opening to:

ENTRANCE HALLWAY: impressive and spacious hallway, original, turned staircase to first floor, radiator, dado rail, wood effect laminate flooring, door to:



DINING ROOM: (front): 14'1 x 12'4, (4.29m x 3.76m), into double glazed bay window and alcoves, feature fireplace with electric log effect fire, radiator



LOUNGE: (rear): 20'7 x 12'5, (6.27m x 3.78m), with measurements into alcoves, a fabulous, extended lounge with double glazed patio doors opening out to the rear garden, stunning feature fireplace with stove, electric fire, fitted half cupboard into alcove, wood effect laminate flooring, cornice to ceiling, radiator

BREAKFASTING KITCHEN: (rear): 16'3 x 11'5, (4.95m x 3.48m), gorgeous, "T" shaped family breakfasting kitchen with breakfast bar, a contemporary shaker style range of base, wall and drawer units, contrasting worktops, gas range, (negotiable), combination boiler, plumbed for automatic washing machine, double glazed window, stylish flooring, single drainer sink unit with mixer taps, brick effect tiling, large pantry cupboard, door to:

GARAGE: step into garage, double glazed door to the rear garden, up and over garage door, door to:



DOWNSTAIRS CLOAKS/WC.: low level w.c., hand washbasin, modern tiling, double glazed window, contemporary flooring

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

BEDROOM ONE: (front): 12'9 x 11'1, (3.89m x 3.38m), elegant and stylish principal bedroom including depth of alcoves, fitted wardrobes, double glazed window, radiator, picture rail

BEDROOM TWO: (rear): 12'3 x 9'8, (3.73m x 2.95m), into alcoves, radiator, double glazed window, storage cupboard

BEDROOM THREE: (front): 9'3 x 7'6, (2.82m x 2.29m), radiator, double glazed window

SHOWER ROOM: shower cubicle, chrome shower, pedestal washbasin, radiator, modern tiling, panelled shower area

SEPARATE CLOAKS/WC.: low level w.c., double glazed window, half tiled walls

EXTERNALLY: south-Westerly rear garden with patio, lawned area, borders, additional side patio. Front garden area with drive, garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

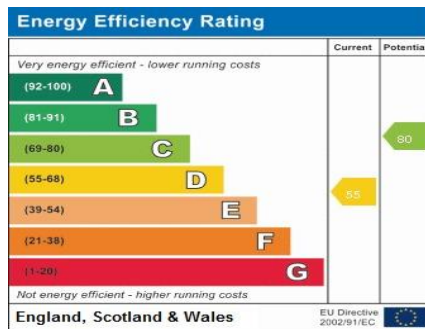
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

WB2377.AI.DB.22/03/2024.V.1





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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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