



Closefield Grove | Monkseaton | NE25 8SU

£160,000

Beautifully located, 1930's upper flat, just a short walk from the highly sought after Monkseaton Village, close to the Metro, local shops and amenities. Approximately a 10- minute walk from Whitley Bay town centre and the beach, just gorgeous! This lovely flat, oozes natural light and homeliness, with an entrance lobby, first floor landing, lounge with feature bay window, marble fireplace and gas, living flame fire. Spacious breakfasting kitchen with integrated appliances, two double bedrooms, both with fitted wardrobes and the principal with feature bay window, family bathroom with shower. Gorgeous, private rear garden, gas radiator central heating system, double glazing.

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Beautifully Located 1930's Upper Flat

Close to Metro and Amenities

Walking Distance to Monkseaton Village

Entrance Lobby, Spacious Landing

Rear Lounge with Feature Bay

Attractive Feature Fireplace and Fire

Family Breakfasting Kitchen

Gorgeous, Enclosed Sunny Garden

For any more information regarding the property please contact us today

Entrance Door to:

ENTRANCE LOBBY: staircase up to the first floor

FIRST FLOOR LANDING AREA: door to:

LOUNGE: (front): 15'5 x 12'0, (4.70m x 3.66m) with measurements into alcoves and feature double glazed bay window, attractive marble fireplace, insert and hearth with gas, living flame fire, cornice to ceiling, radiator, storage cupboard into alcove

BREAKFASTING KITCHEN: (rear): 11'7 x 8'3, (3.53m x 2.52m) Spacious kitchen with a range of base, wall and drawer units, co-ordinating worktops, integrated gas hob, cooker hood, plumbed for automatic washing machine, double sink unit with mixer tap, tiled splashbacks, double glazed window, radiator, combination boiler

BEDROOM ONE: (front): 15'10 x 10'8, (4.83 x 3.25m) spacious double bedroom with measurements into double glazed bay window, excluding depth of two fitted wardrobes, radiator, cornice to ceiling

BEDROOM TWO: (front): 13'3 x 8'0, (4.04m x 2.44m) double bedroom, maximum measurements apply, large storage cupboard with hanging space, radiator, double glazed window

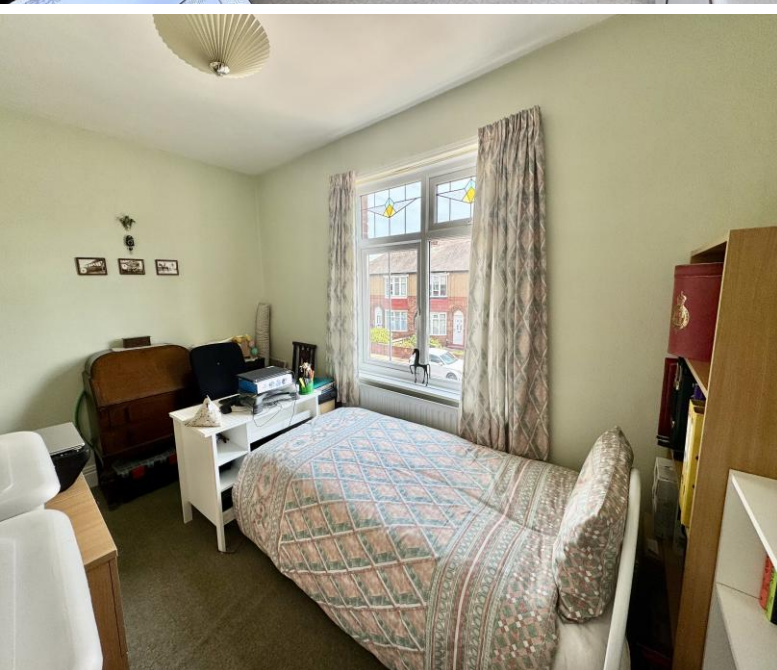
BATHROOM: 9'9 x 4'5, (2.97m x 1.37m) coloured suite comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled splashbacks, recessed shelving, loft access, radiator, double glazed window

EXTERNALLY: enclosed, private rear garden with lawn and borders, two brick built storage sheds, outside tap, shared side access to the front

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

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

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 02/07/1996 (970 years remaining)

COUNCIL TAX BAND: A

EPC RATING: C

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First Floor

Ground Floor



Total area: approx. 63.4 sq. metres (682.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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