



Mitchell Avenue | Monkseaton Village | NE25 8NH

£440,000

An immaculate and elegant, extended 1930's semi-detached family home. Located in the heart of Monkseaton Village, within catchment for excellent local schools, close to amenities, eateries and Churchill Playing fields. Approximately a five minute drive from our beautiful coastline and vibrant Whitley Bay town centre. Within walking distance to the Metro, making this location just perfect for anyone needing to commute or travel. With so much space, light and style throughout, you are welcomed into a spacious entrance porch, stunning hallway with turned staircase up to the first floor, Karndean flooring, access through to the garage with rear utility area. Wonderful front lounge with feature bay window, attractive fireplace and cast iron arch living flame fire, outstanding, re-fitted extended dining kitchen with integrated appliances, French doors out to the garden. Spacious landing area with stained leaded light window. Four excellent sized bedrooms, two with stylish fitted wardrobes. Gorgeous family bathroom with separate shower cubicle. Large rear garden with patio and decking, outside tap, front driveway and garage.

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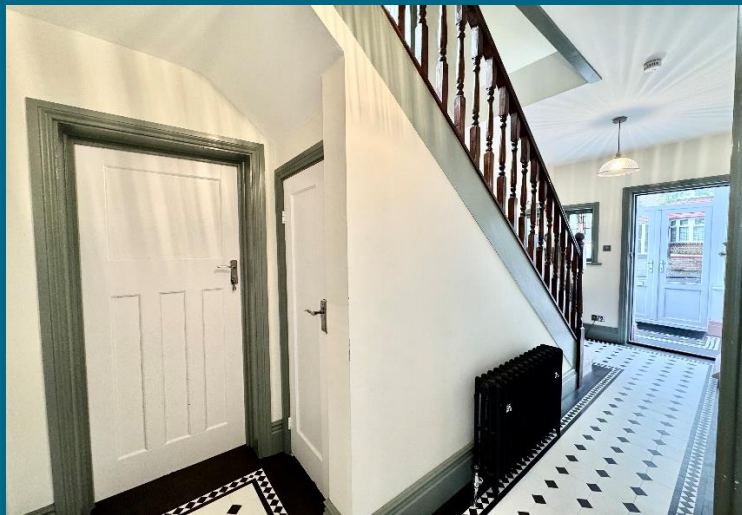
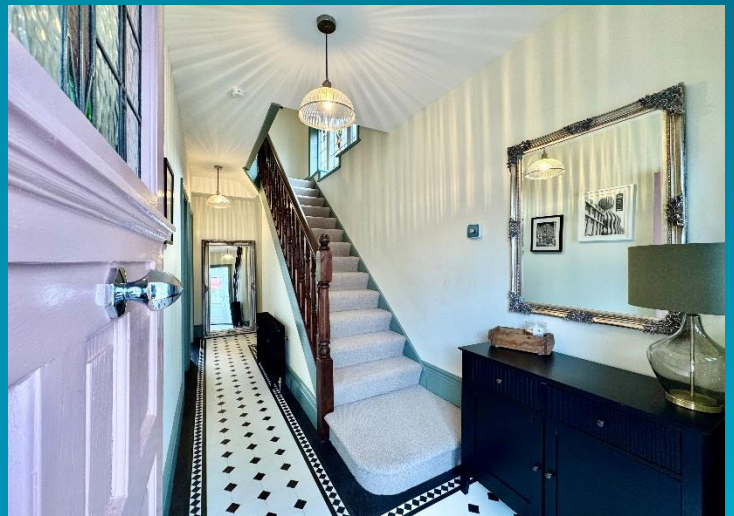
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Double Glazed Entrance Door to:

ENTRANCE PORCH: spacious porch, door to:

ENTRANCE HALLWAY: impressive and beautifully presented hallway with turned, spindle staircase to the first floor, Kardean flooring, three pillar radiator, stained leaded light window, door into garage, large under-stair cupboard, door to:

LOUNGE: (front): 16'2 x 11'6, (4.93m x 3.51m), with measurements into feature double glazed bay window with stained leaded light panes, into alcoves which have been tastefully fitted with storage and shelving, picture rail, fabulous feature fireplace with cast iron arch fire and gas, living flame coals, radiator

DINING KITCHEN: (rear): 21'1 x 14'8 x 12'6, (6.43m x 4.47m x 3.81m), maximum measurements into alcoves, a beautifully appointed and extended family dining kitchen with breakfast bar. Stylish and contemporary, recently upgraded by the current owners to include a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, integrated dishwasher, Belfast sink with mixer taps, plinth lighting, downlighters, double glazed window, two vertical radiators, two pillar radiator, picture rail, spotlights to ceiling, double glazed window, double glazed patio doors out to the garden, herringbone flooring

GARAGE/UTILITY: 16'1 x 7'3, (4.90m x 2.21m), combination boiler, plumbing for automatic washing machine, roller garage door, roll edge worktop

FIRST FLOOR LANDING AREA: stunning, leaded light window, loft access with pull down ladders which we understand that the loft is part boarded for storage purposes, door to:

BEDROOM ONE: (front): 15'9 X 10'9, (4.80m x 3.28m), with measurements into alcoves and

double glazed bay window with stained leaded light tops and alcoves, cast iron fireplace, radiator, delft rack, fitted storage

BEDROOM TWO: (rear): 12'8 x 10'7, (3.86m x 3.22m), into alcoves, fitted double wardrobes, radiator, double glazed window, picture rail

BEDROOM THREE: (rear): 9'8 x 6'5, (2.95m x 1.96m), radiator, double glazed window, wood floor

BEDROOM FOUR: (front): 8'4 x 6'8, (into corner, double glazed half bay window with stained leaded light tops, radiator

BATHROOM: 7'7 x 6'5, (2.31m x 1.96m), a gorgeous and contemporary family bathroom, showcasing, bath with mixer taps and shower off, separate shower cubicle with chrome shower, floating vanity sink unit with mixer taps, low level w.c., fully tiled walls, tiled floor, double glazed window, radiator

EXTERNALLY: large, enclosed rear garden with decked patio, steps down to lawned area, rear paved patio, front garden and driveway leading to garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

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

WB3049.AI.DB.29.05.2025.V.1



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AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.