



Closefield Grove | Monkseaton Village | NE25 8SU

**£165,000**

We are besotted with this fabulous, 1930's, upper flat, positioned beautifully in the heart of Monkseaton Village. This beautiful home is in a fantastic location, with independent shops, eateries, excellent schools and Monkseaton Metro Station on your door step. Enjoy approximately a 10-15 minute, walk to our fabulous beach and coastline, or enjoy a game of tennis, bowls at Churchill playing fields close-by. You are welcomed into the entrance lobby, the first- floor landing is light and airy and opens through to the gorgeous lounge with a feature bay window and fitted shutter blinds, recessed hearth with exposed brick, plinth, stylish re-fitted kitchen with integrated appliances and open views over field, two double bedrooms, principal with feature bay window, shutter blinds and window seat, contemporary family bathroom with shower. We also understand that the loft is mostly boarded for storage purposes. The property also benefits from two sheds, offering ample storage. We don't anticipate Closefield Grove will be waiting for a new family for long! We can't wait for you to see it!

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Composite Entrance Door to:

ENTRANCE LOBBY: double glazed window, staircase up to the first floor, dado rail

FIRST FLOOR LANDING AREA: spacious, bright and airy landing with loft access, pull down ladders, we understand that the loft is mostly boarded for storage purposes, door to:

BATHROOM: Stunning, re-fitted family bathroom, showcasing, bath with mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, high gloss tiled floor, high gloss tiling to walls and fully tiled shower/bath area, double glazed window, chrome ladder radiator, spotlights to ceiling, extractor fan

LOUNGE: (front): 15'0 x 12'1, (4.57m x 3.68m), with measurements into feature double glazed bay window with fitted shutter blinds, into alcoves, exposed brick recess, plinth, hearth, radiator, dado rail, picture rail

BEDROOM ONE: (rear): 14'9 x 11'7, (4.50m x 3.53m), into double glazed bay window with fitted shutter blinds, enjoying open views over the field area, window seat, two fitted wardrobes into alcoves, radiator, feature panelling to wall

BEDROOM TWO: (front): 13'5 x 8'0, (4.09m x 2.44m), spacious double bedroom with double glazed window, radiator, fitted storage cupboard with shelving and power point

BREAKFASTING KITCHEN: (rear): 11'7 x 8'3, (3.53m x 2.52m), with gorgeous open aspect via double glazed window. The kitchen is fitted with a contemporary and stylish range of cream base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated fridge, integrated dishwasher, plumbed for automatic washing machine, radiator, brick effect tiling, laminate flooring

EXTERNALLY: small area to the front garden with feature chippings, two storage outhouses

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

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

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 13/03/1988 – 962 years remaining

Ground Rent: one peppercorn rent

**COUNCIL TAX BAND: A**

**EPC RATING: "A to G"**

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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" EPC RATING

**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

**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.

