



Earsdon Road | West Monkseaton | NE25 9SS

£325,000

This charming 1930's mock Tudor semi captures all the warmth and character of its era, combining traditional features with a welcoming homely feel. With fabulous kerb appeal and a substantial, South Westerly rear garden with elevated, decked patio, front double width driveway and garage, this highly sought after style of property offers both timeless elegance and a wonderful outdoor space for the family. Stunning hallway with turned staircase up to the first floor, light and airy front lounge, separate dining room overlooking the garden area and showcasing a feature fireplace and wood burning stove, perfect for cosy evenings. Extended family dining kitchen with French door out to the garden, the kitchen also provides access into the garage. Spacious landing area, three bedrooms, luxurious re-fitted bathroom with separate shower cubicle and dual shower with forest waterfall spray. Within catchment for popular local schools, walking distance to the Metro, vibrant Monkseaton Village with its vibrant shops and eateries, it is also a short drive from the award winning, Whitley Bay town centre and our gorgeous beaches.

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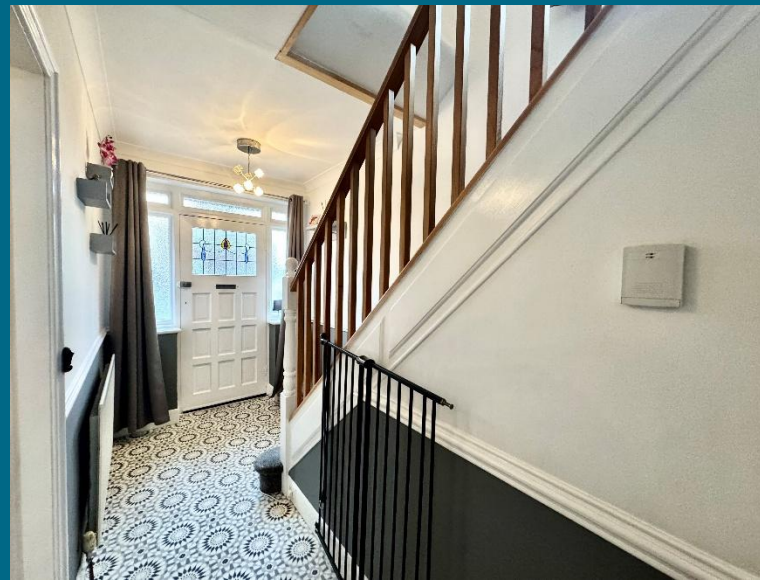
Original Entrance Door with Stained Leaded Light Top to:

ENTRANCE HALLWAY: impressive hallway with contemporary Victorian Style flooring, staircase up to the first floor, cornice to ceiling, dado rail, radiator, original door to:

LOUNGE: (front): 12'5 x 11'4, (3.78m x 3.45m), into alcoves, delightful, light and airy front room with double glazed window with stained leaded light tops, radiator, cornice to ceiling, picture rail

DINING ROOM: (rear): 12'3 x 11'3, (3.73m x 3.43m), into alcoves, attractive, stone, feature fireplace and multi-fuel stove fire, perfect for cosy days, double glazed window overlooking the garden, radiator

DINING KITCHEN: (rear): 16'3 x 11'0, (4.95m x 3.35m), maximum measurements, gorgeous, extended family dining kitchen with double glazed French door out to the garden area, the kitchen is fitted with a stylish range of cream base, wall and drawer units, contrasting worktops, tiled floor, gas cooker point, cooker hood, single drainer sink unit with combination boiler, two double glazed windows, radiator, tiled floor, brick effect tiling, plumbed for automatic washing machine and dishwasher, door into the garage



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FIRST FLOOR LANDING AREA: spacious landing with double glazed window, dado rail, loft access, partially boarded for storage purposes with drop down ladders, door to:

BEDROOM ONE: (front): 13'4 x 11'0, (4.06m x 3.35m), picture rail, radiator, double glazed window

BEDROOM TWO: (rear): 10'4 x 10'1, (3.15m x 3.07m), radiator, double glazed window

BEDROOM THREE: (front): 7'4 x 6'4, (2.24m x 1.93m), radiator, two double glazed windows

FAMILY BATHROOM: a luxurious, re-fitted family bathroom, boasting a bath with mixer taps, vanity sink unit with mixer taps, separate shower cubicle with shower and additional forest waterfall spray, low level w.c. with push button cistern, panelling to the shower area and splashbacks, panelled ceiling with spotlights, extractor fan, two double glazed windows, radiator

EXTERNALLY: large South-Westerly rear garden with decked patio and steps down to the extensive lawn area, additional decked patio, feature gravelling, mature borders and fencing, outside tap, spacious cellar storage area. To the front there is a double width, block paved driveway and double doors into the garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

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

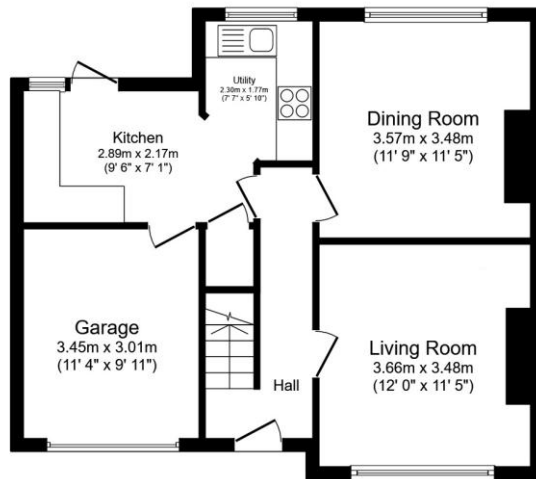
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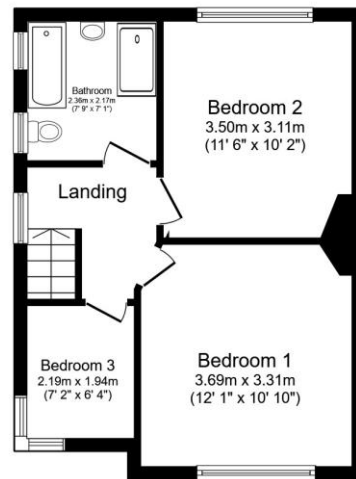
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Ground Floor
Floor area 55.4 sq.m. (597 sq.ft.)



First Floor
Floor area 38.3 sq.m. (413 sq.ft.)

Total floor area: 93.8 sq.m. (1,010 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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