



Fairfield Green | Whitley Bay | NE25 9SD

**£350,000**

A gorgeous, 1930's semi-detached family home, benefiting from a two story extension and located on this ever popular street within West Monkseaton. Benefiting from excellent local schools and a Metro within walking distance, close to Sainsburys, bus routes and a short drive from both Monkseaton Village, Whitley Bay and the sea front! Well-presented throughout and showcasing a generous extension to the ground floor, entrance porch, hallway opening through to a superb sized family living and dining area with gorgeous marble fireplace and gas, living flame fire, the dining area showcases two lots of French doors out to the garden allowing maximum light into this sunny room, the kitchen is beautiful, boasting stylish and contemporary units and integrated appliances, separate utility room and access through to the garage. First floor landing area, three double bedrooms, the principle bedroom with feature bay window and walk- storage area. Stunning family bathroom with shower and forest waterfall spray. Private and enclosed rear garden with lawn, borders and feature pebbles, front driveway and garage.

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**Double Glazed Entrance Door to:**

**ENTRANCE PORCH:** 6'2 x 5'3, (1.88m x 1.61m), excellent sized porch with tiled floor, door to:

**ENTRANCE HALLWAY:** staircase up to the first floor with wood stairs and runner carpet, door into:

**LOUNGE:** (front): 20'4 x 12'0, (6.21m x 3.65m), with measurements into double glazed bay window, gorgeous marble feature fireplace with gas, coal effect fire, radiator, coving to ceiling, open into:

**DINING ROOM:** 20'6 x 8'1, (6.27m x 2.46m), a fabulous, extended dining room with maximum light oozing from two sets of double glazed French doors that open out into the garden, radiator, arch through to:

**KITCHEN:** (side): 8'9 x 7'5, (2.7m x 2.28m), stunning, stylish and contemporary family kitchen, showcasing a range of base, wall and drawer units, oak effect laminate worktops, brick effect tiling, integrated electric oven, gas hob, cooker hood, plumbing for dishwasher, combination boiler, double glazed window, tiled floor, one and a half bowl sink unit with mixer taps, door to:

**UTILITY ROOM:** (rear): 9'4 x 5'9, (2.86m x 1.79m), fitted worktops, plumbed for automatic washing machine, radiator, double glazed door out to side, door to:



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FIRST FLOOR LANDING AREA: radiator, double glazed window, loft access, which we understand is boarded for storage purposes

BEDROOM ONE: (front): 16'7 x 12'2, (5.09m x 3.71m), into feature double glazed bay window and alcoves, walk in wardrobe providing ample hanging and storage space, porthole window, radiator

BEDROOM TWO: (rear): 13'1 x 8'2, (4.02m x 2.49m), radiator, double glazed window

BEDROOM THREE: (rear): 13'5 x 7'1, (4.11m x 2.16m), radiator, double glazed window

BATHROOM: 9'0 x 7'7, (2.74m x 2.34m), maximum measurements, stunning, re-fitted family bathroom comprising of, bath with mixer taps, separate shower cubicle with chrome shower and additional forest waterfall spray, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, half height brick effect tiling, tiled floor, vertical radiator, double glazed window

EXTERNALLY: Beautiful enclosed rear garden, not directly overlooked with lawned area, small play area, feature pebbles, borders. To the front there is a lawned area with driveway

GARAGE: Up and over door

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

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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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" EPC RATING

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