



Closefield Grove | Whitley Bay | NE25 8SU

**£165,000**



**Gorgeous 1930's Ground Floor Flat**

**Located in the Heart of  
Monkseaton Village**

**Spacious Lounge with Feature Bay  
Window**

**West Facing Rear Garden and  
Garden to the Front**

**Stylish Kitchen with Integrated  
Appliances**

**Modern Shower Room with Walk In  
Shower**

**Two Bedrooms, with the Principal  
Bedroom Benefitting from Fitted  
Wardrobes**

**No Onward Chain**

**RMS** | Rook  
Matthews  
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ENTRANCE HALLWAY: 17'1 x 3'3 (5.2m x 0.9m), radiator, storage cupboard, door to:

LOUNGE: (rear) 11'9 x 15'3 (4.6 m x 3.4m), measurements into alcoves, feature bay double glazed window, coving to ceiling, radiator

KITCHEN: (rear) 11'6 x 8'4 (3.4m x 2.4m), stylish kitchen with wall and drawer units, contrasting worktops, integrated electric oven, electric hob, cooker hood, integrated fridge, freezer, washing machine, one and half bowl sink and drainer with taps, radiator, double glazed window, door to rear garden

SHOWER ROOM: (side) walk in shower with additional rainfall shower and recess wall, vanity unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, tiled wall, storage cupboard, spotlights to ceiling

BEDROOM ONE: (front) 15'2 x 9'5 (4.6m x 2.7m), feature bay double glazed window, sliding fitted wardrobes, coving to ceiling, radiator

BEDROOM TWO: (front) 9'7 x 8'4 (2.7m x 2.4m), double glazed window, radiator

EXTERNALLY: enclosed, private West facing rear garden with fenced borders, and patio. The front garden on the right hand side of the pathway also with patio area

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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 24/08/1983

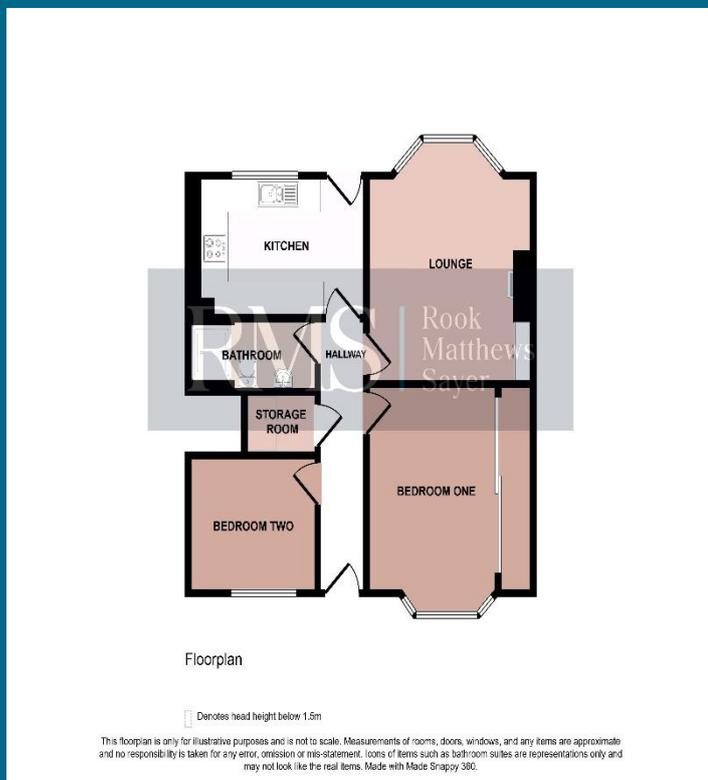
**956 Years remaining.**

**No Ground Rent**

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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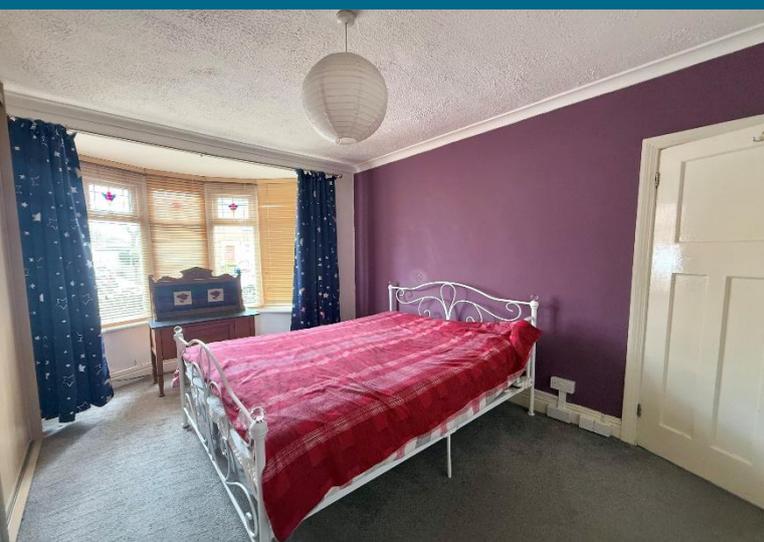


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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