



Highbury | Monkseaton | NE25 8EF

**£310,000**

Occupying a generous plot within a highly regarded part of Monkseaton, this three-bedroom semi-detached home offers spacious accommodation, a west-facing rear garden and excellent potential to modernise and create a superb long-term home. The property is approached via a driveway providing off-street parking and shared accessway to the garage. Internally, the accommodation retains many attractive features associated with homes of this era, including bay windows, decorative ceiling detailing and generously proportioned rooms throughout. A porch opens into the welcoming entrance hallway, where there is also a useful ground floor WC. To the front of the property, the bay-fronted living room provides an elegant principal reception space centred around a feature fireplace. To the rear, a separate dining room enjoys direct access into the adjoining sun room, creating a versatile arrangement that could suit a variety of lifestyles and provides excellent views over the garden. The kitchen offers a range of fitted units together with direct access to the rear garden and presents further opportunity for improvement and reconfiguration. To the first floor, the accommodation continues with three bedrooms. The principal bedroom benefits from a bay window and extensive fitted wardrobes, while the second and third bedrooms are both well-proportioned and include fitted storage. A separate shower room and individual WC complete the first-floor layout. Externally, the west-facing rear garden is a standout feature, incorporating lawned areas, mature planting and established borders, creating an excellent outdoor space that enjoys afternoon and evening sunshine. The garage and driveway further enhance the practicality of the property. Conveniently positioned for Monkseaton's local amenities, highly regarded schools, transport links and the coastline, this is a home with considerable potential in a location that remains consistently popular with buyers.

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### Three Bedroom Semi Detached

### Sun Room with Access to Rear Garden

Spacious Lounge with Feature Fire Place

Off Street Parking and Garage

Separate Dining Room

Sought after Location

Good Size Kitchen with Integrated Appliances

No Onward Chain

ENTRANCE PORCH: Double glazed entrance door, double glazed windows, tiled floor, door to:

HALLWAY: Staircase to first floor, radiator, under stair storage cupboard, door to:

GROUND FLOOR W.C: Low level WC, window.

LIVING ROOM: 15'11" x 11'9" (4.86m x 3.59m): Double glazed bay window, radiator, decorative cornicing, ceiling rose, feature fireplace with electric fire.

DINING ROOM: 12'12" x 10'6" (3.96m x 3.20m): Radiator, decorative cornicing, ceiling rose, gas heater (not tested), door to:

SUN ROOM: 10'6" x 8'10" (3.20m x 2.70m): Double glazed windows, Velux roof window, tiled flooring, French doors to rear garden.

KITCHEN: 14'2" x 9'2" (4.31m x 2.79m): Fitted wall and base units, work surfaces, sink unit, integrated oven, gas hob, cooker hood, plumbing for dishwasher, plumbing for washer, radiator, double glazed windows, door to rear garden.

FIRST FLOOR LANDING: Loft access, storage cupboard, double glazed window, door to:

BEDROOM ONE: 15'11" x 11'9" (4.86m x 3.59m): Double glazed bay window, fitted sliding wardrobes, radiator.

BEDROOM TWO: 12'7" x 10'6" (3.84m x 3.20m): Double glazed window, fitted wardrobe, radiator.

BEDROOM THREE: 11'3" x 9'2" (3.43m x 2.80m): Double glazed window, fitted wardrobe, radiator.

SHOWER ROOM: 5'10" x 5'1" (1.78m x 1.54m): Shower enclosure, pedestal wash hand basin, part tiled walls, double glazed window, radiator.

W.C: Low level WC, part tiled walls, double glazed window.

EXTERNALLY: To the front of the property there is a driveway providing off-street parking and access to the garage via a shared accessway with the neighbouring property, together with a planted front garden area. The west-facing rear garden enjoys afternoon and evening sunshine and incorporates a lawn, mature planted borders, established shrubs, paved pathways and fenced boundaries.

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Agents Note: The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

For any more information regarding the property please contact us today



Ground Floor

First Floor

Garage

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Awaiting EPC

### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTC
- 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: TBC

WB3737.TJ.DB.03.06.2026.V.1

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