



Paignton Avenue | Monkseaton | NE25 8SY  
**£320,000**

Rarely does such an outstanding family home come to the market that induces such "House Envy" in our team, even after 30+ years of valuing. We absolutely love this 1920's, substantially improved family terrace, in the heart of Monkseaton Village. Within catchment for popular local schools, close to the Metro, local shops and amenities, approximately a 5-minute drive to the wonderful beaches and coast of Whitley Bay and Tynemouth. Entrance hallway with feature panelling, superb sized lounge with bay window and window seat, delightful feature fireplace with cast iron fireplace and gas, coal effect fire, double doors into the stunning family dining kitchen, the kitchen has been fitted with quality Cavendish units, granite worktops and there is superb space in the centre of the room for an excellent sized family dining table, integrated appliances and sliding door out to the rear garden. Lovely landing area with original doors, replica leaded light inserts, three excellent sized bedrooms in total, the two doubles fitted with quality, stylish wardrobes. Luxurious, Victorian style, family bathroom with separate shower cubicle, just stunning!!! So much hard work and love as gone into the outside space to this family home too, with the rear garden enclosed and private, large garage with power and lighting, door beautiful front garden with lawn and feature brick driveway. You will need to be quick with this one!



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1

### Exquisite Mid Terrace Family Home

**Lounge with Bay, Window Seat and Fireplace**

**Outstanding Throughout, Charming and Elegant!**

**Close to Metro, Schools, Shops and Coast**

### Beautiful Family Dining Kitchen

**Luxurious Bathroom with Separate Shower Cubicle**

**Fabulous Rear Garden with Garage, Front Garden with Brick Feature Drive**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Impressive hallway with original staircase to the first floor, half panelled walls, cornice to ceiling, wood effect flooring, under-stair pantry cupboard, cast iron radiator, through to:

**DINING KITCHEN:** (rear): 17'7 x 12'8, (5.35m x 3.86m), into alcoves, an outstanding family dining kitchen, beautifully designed and fitted around the family dining table. A quality range of Cavendish units with contrasting granite worktops, integrated NEF top oven and grill, main fan assisted oven, steam oven and pan warming drawer, induction hob, large double Belfast sink with Victorian style hot and cold mixer taps, tiled splashbacks, wood effect flooring, gorgeous ornamental multi fuel log burner with exposed brick recess and hearth, feature plinth, double doors into the lounge area, housed and integrated microwave, double glazed window, double glazed patio doors out to the rear garden, radiator, spotlights to ceiling, ceiling mounted drop tear lighting, plumbed for washing machine

**LOUNGE:** (front): 16'1 x 11'2, (4.92m x 3.40m), into double glazed feature bay window and alcoves, fitted window seats pleasantly overlooking the front garden, elegant feature fireplace with cast iron insert, gas, coal effect fire, fitted shelving, storage and arch to alcoves, spotlights to ceiling, radiator, wood effect flooring, double doors into dining kitchen:

**EXTENALLY:** Beautifully presented and designed rear garden, with feature brick patios, borders with ample shrubs and flowers, additional patio double glazed door into: Garage: power and lighting, front garden with feature brick driveway

**FIRST FLOOR LANDING AREA:** cornice to ceiling, half height panelling, original doors with replica, stained leaded light inserts.

**BEDROOM ONE:** (front): 12'5 x 11'4, (3.78m x 3.45m), excluding depth of alcoves, stunning, two colour, contemporary fitted wardrobes, with ample hanging and storage space, three pillar radiator, double glazed window, ceiling drop lights at bedside, additional spotlights to ceiling, wood effect flooring.

**BEDROOM TWO:** (rear): 12'7 x 9'6, (3.83m x 2.89m), three quarter height feature panelling, stylish fitted wardrobes, double glazed window, radiator, wood effect laminate, fitted wall lights, loft access with pull down ladders, two Velux windows, fully floored for storage and insulated, with light and electrics, combination boiler

**BEDROOM THREE:** (front): 8'8 x 8'9, (2.64m x 2.66m), an excellent size front third bedroom, beautifully decorated, with laminate flooring, three pillar radiator, double glazed window

**FAMILY BATHROOM:** The ultimate in luxury, this re-designed and re-fitted family bathroom will ensure you never want to leave! Freestanding bath with chrome hot and cold mixer taps and shower spray, walk in, curved shower cubicle with recessed controls, Victorian style shower with additional forest waterfall spray, floating vanity sink unit with hot and cold mixer taps, floating w.c. with recessed controls, recessed shelving, three quarter height tiling, light up mirror, tiled floor, vertical radiator, extractor, two double glazed windows, under-floor heating

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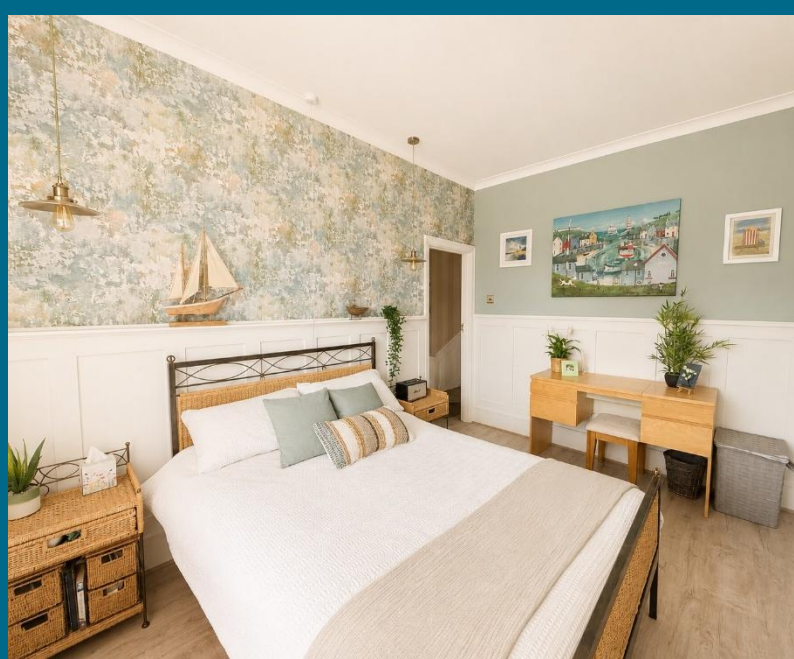
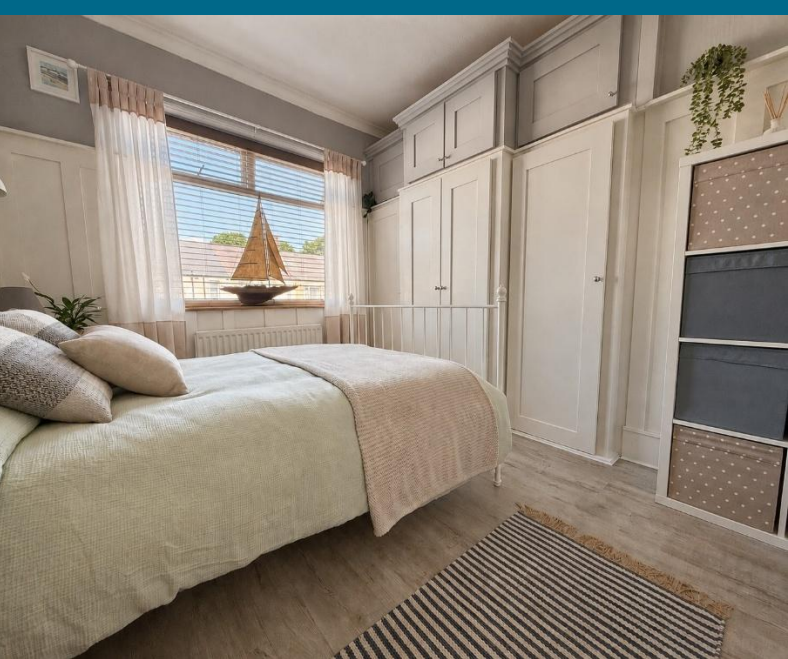
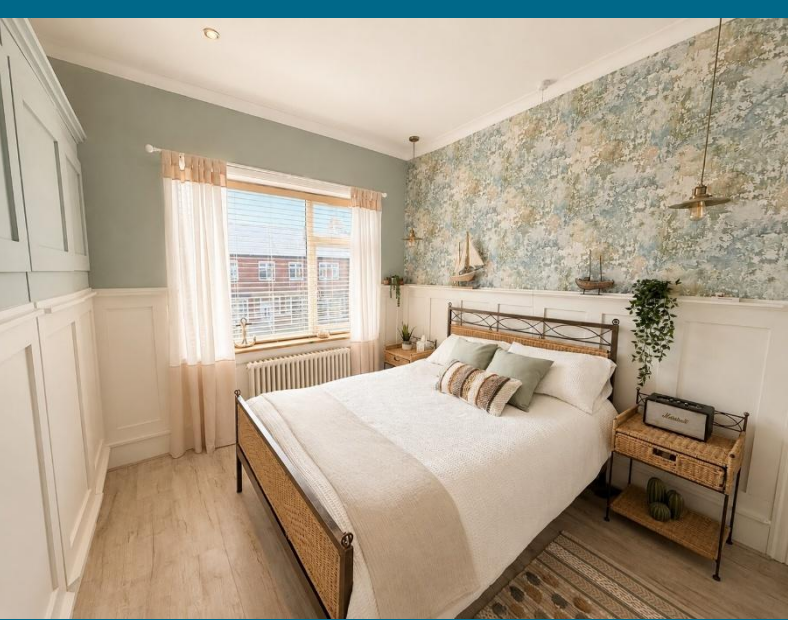
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Ground Floor



First Floor

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.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: Garage at the rear/ Driveway

**MINING**

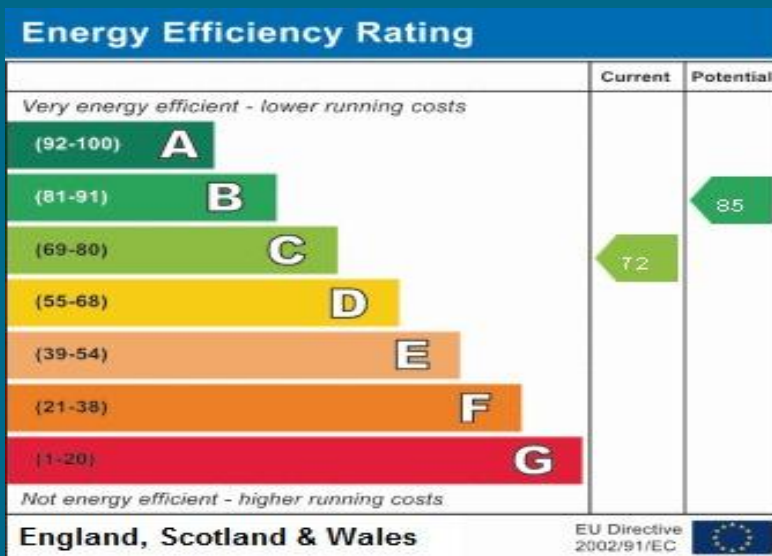
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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: C

WB3888/LI/DB/12/06/2026 v.2



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