



## 4 bed semi-detached house to buy in NE25

Eastfield Avenue, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8LT

**£425,000** Offers over

🛏 x4 🪴 x1 🚗 x4

Tenure

**Freehold**

## Property features

- ✓ Four Bedroom Semi Detached
- ✓ Sought After Location
- ✓ Excellent Local Amenities
- ✓ Conservatory
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson welcome to the sale market this charming four bedroom semi-detached property situated in the highly sought-after locality of Monkseaton, Whitley Bay. This wonderful residential property offers ample and versatile living accommodation, ideal for families or professionals alike. Positioned conveniently in the thriving community of Monkseaton, the property offers easy access to a host of local amenities, including reputable schools, convenient shopping facilities, delightful parks and excellent transport links, enhancing the overall lifestyle of its inhabitants.

Comprising entrance porch, leading to a reception hallway with cloaks area, good sized lounge to the front of the property with double glazed bay window, spacious dining room with double doors to the conservatory and doors to the rear garden, fitted kitchen with a range of wall and floor units, staircase to the first floor landing, bedroom 1 double to the front of the property with fitted wardrobes, bedroom 2 double to the rear of the property with storage cupboard, bedroom 3 single to the front of the property, bathroom with white suite, shower and separate wc, bedroom 4 double with fitted wardrobes. Externally the residence enjoys a fantastic curb appeal, gardens to the front and rear, driveway and garage. Don't miss this opportunity to purchase a beautiful family home in the heart of Whitley Bay. Contact Pattinson Estate Agents to schedule your viewing today. 0191 2531301 or [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: Offers over £425,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Lounge

4.90m x 3.50m (16'0" x 11'5")

Bright lounge to the front of the property with double glazed bay window, feature fireplace, radiator.



## Dining Room

4.30m x 3.70m (14'1" x 12'1")

Spacious dining room to the rear of the property with double doors to the conservatory, radiator.



## Conservatory

2.90m x 2.80m (9'6" x 9'2")

Tiled floor, radiator, doors to the rear garden.



## Hallway

Spacious 'L' shaped hallway with cloaks area, and radiator.



## Kitchen

4.40m x 2.50m (14'5" x 8'2")

Fully fitted with a range of wall and floor units, integrated oven, hob, extractor fan, two double glazed windows, access to the side of the property,



## Landing

Spacious landing with loft access



## Bedroom 1

4.00m x 3.10m (13'1" x 10'2")

Double bedroom to the front of the property double glazed window, fitted wardrobes and draws, radiator.



## Bedroom 2

3.80m x 3.40m (12'5" x 11'1")

Double bedroom to the rear of the property double glazed window, fitted cupboard, radiator.



## Bedroom 3

3.00m x 1.60m (9'10" x 5'2")

Single bedroom currently used as an office, double glazed window, radiator.



## Bathroom

2.40m x 1.80m (7'10" x 5'10")

White suite, wash hand basin, double glazed window, electric shower, fully tiled walls, heated towel rail, separate wc.



## Bedroom 4

4.30m x 2.40m (14'1" x 7'10")

Double bedroom to the front of the property two double glazed windows, fitted wardrobe, radiator.



---

## Garden

Stunning well stocked garden with lawn, borders, sunny decked area.

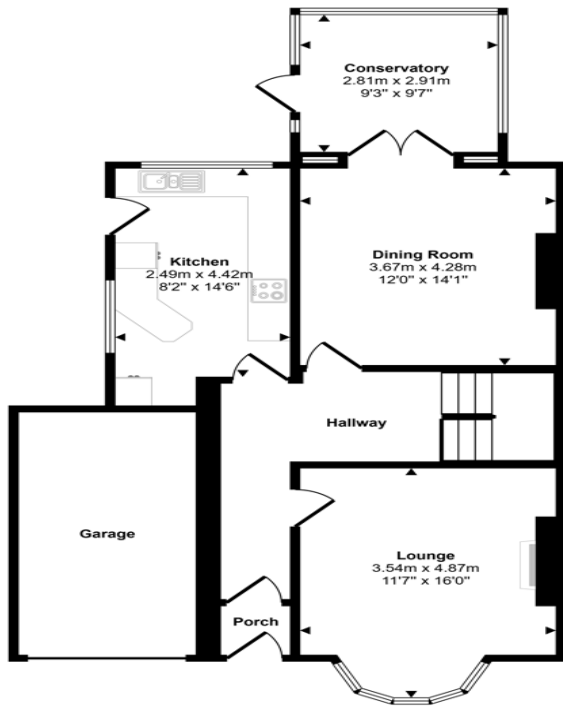


---

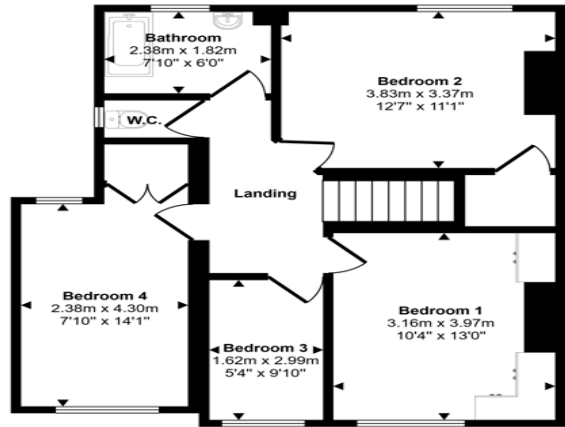
## Rear



Approx Gross Internal Area  
143 sq m / 1541 sq ft



Ground Floor  
Approx 83 sq m / 889 sq ft



First Floor  
Approx 61 sq m / 652 sq ft

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.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 80        |
| (55-68) <b>D</b>                                   | 65                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Eastfield Avenue, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8LT

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

