



Closefield Grove, Monkseaton

Offers Over £145,000



RICHARDSONS 



Closefield Grove Whitley Bay, NE25 8ST

- TWO BEDROOMS
- LARGE REAR GARDEN
- PRIVATE ENTRANCE
- EXCELLENT LOCATION
- GROUND FLOOR FLAT
- CLOSE TO METRO
- NO UPPER CHAIN
- EPC RATING D



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The property features good sized rooms throughout, boasting a desirable location with proximity to essential amenities. Enjoy easy transportation links to Newcastle city centre, embrace the beauty of the nearby coast, and explore local shops and eateries. Accommodation comprises: Entrance hall, lounge, kitchen, two bedrooms and bathroom. Additionally the property benefits from double glazing, gas central heating, and gardens to front and rear.

Council Tax - A

Tenure - Leasehold 990 years remaining

Kitchen

3.8m x 2.82m

Double glazed window to front aspect, built-in electric oven and hob, plumbing for washing machine, breakfast bar, a range of wall and base units, Baxi boiler stainless steel sink, tiled splash back and laminate flooring.

Living Room

4.3m x 3.45m

Double glazed bay window to rear aspect, central heating radiator and TV point.

Bedroom One

11'3" x 10'9" (3.45m x 3.30m)

Neutral Flooring, alcoves, double glazed window and central heating radiator.

Bedroom Two

2.51m x 2.41m

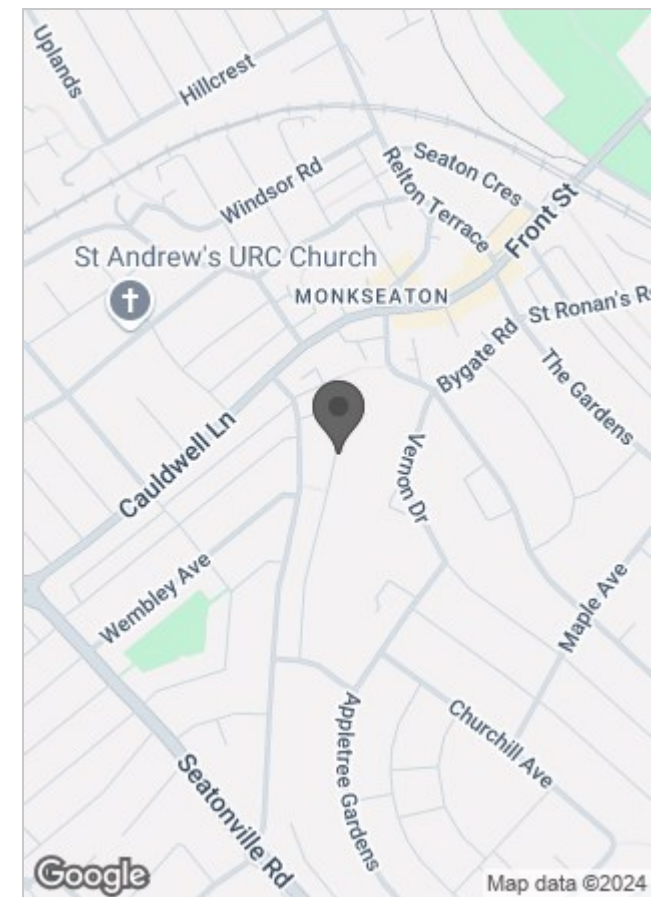
Double glazed window to rear aspect and central heating radiator.

Bathroom

Bathroom- Shower cubicle, low level WC, wash hand basin, central heating radiator, extractor fan and laminate flooring.

Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.