



Closefield Grove, Monkseaton

Offers Over £145,000

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RICHARDSOS



# 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



Offers Over £145,000



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.

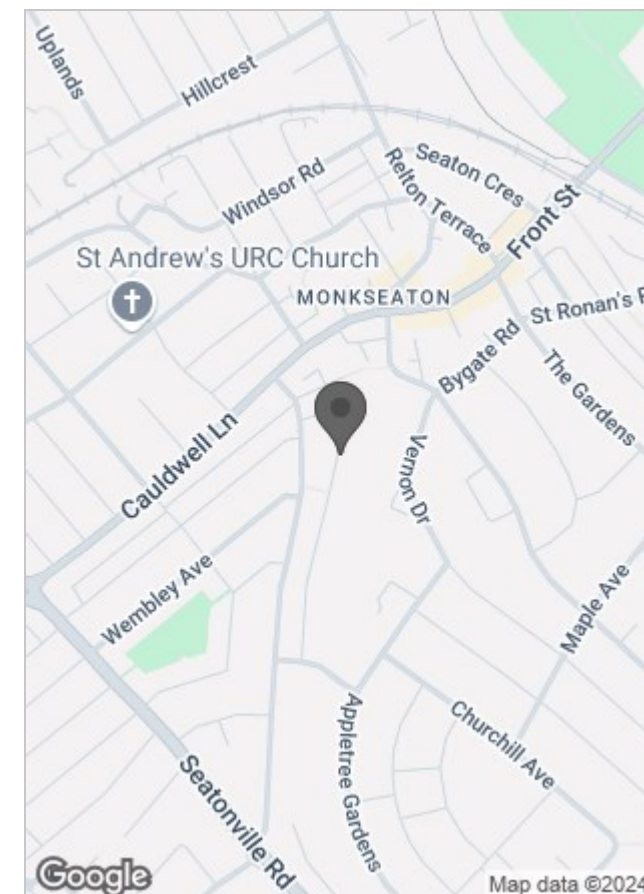
**Bathroom**

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.





## Viewing

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

| 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<br>2002/91/EC |

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.