

**37 CAULDWELL LANE
MONKSEATON NE25 8SS
£600 PER MONTH**



- UPPER FLOOR FLAT
- ONE DOUBLE BEDROOM & TWO SINGLE BEDROOMS
- LOUNGE & MODERN KITCHEN
- BATHROOM & SEPARATE WC
- DETACHED GARAGE LOCATED TO THE REAR
- SOUTH FACING PRIVATE REAR GARDEN
- AVAILABLE UNFURNISHED & NOW
- EPC RATING D

PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A SUBSTANTIAL GARDEN AND DETACHED GARAGE TO THE REAR

This well presented, upper floor flat is perfectly located in a popular area. It displays a variety of modern features, is available unfurnished, available now and is ideal for a range of tenants.

This property comprises of lounge, kitchen, three bedrooms, bathroom, separate WC. Externally: substantial rear garden, detached garage.

The size, condition and unique feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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Entrance Hallway

Stairs up to landing and doors to lounge and bedrooms.

Lounge

14'3" x 12'1"

The lounge is modern and rear facing with ceiling coving, picture rail, UPVC double glazed window and a double radiator. Door to kitchen.

Bedroom One

15'0" x 12'9"

Bedroom one is front facing with ceiling coving, picture rail, two UPVC double glazed windows, TV point and double radiator. There is a feature fireplace with wood surround and marble hearth.

Bedroom Two

11'7" x 7'8"

Bedroom two is rear facing with UPVC double glazed window and single radiator.

Bedroom Three

8'11" x 7'1"

Bedroom three is front facing with UPVC double glazed window and single radiator.



Kitchen

7'4" x 7'5"

Lovely kitchen benefiting from wall, base and drawer units with contrasting worktops incorporating one and half bowl sink, drainer and mixer taps. Integrated fridge, single oven with extractor fan and four ring gas hob. Space and plumbing for washing machine. There is a wall mounted combi boiler, two UPVC double glazed windows and loft access. There is a composite door with stairs down to the rear garden.

Bathroom

Benefiting from paneled bath with shower over and pedestal wash basin. There is a wall mounted chrome heated towel rail, tiled flooring, tiled walls and UPVC double glazed frosted glass window.

Separate WC

With low level WC, tiled walls, tiled flooring and UPVC double glazed frosted glass window.

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Private Rear Garden

South facing and low maintenance rear garden with doors to two storage cupboards underneath the stairs. The boundary is marked by a wall. Door to garage.



Detached Garage

Detached garage located to the rear with lighting, power points and an up-and-over door.



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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

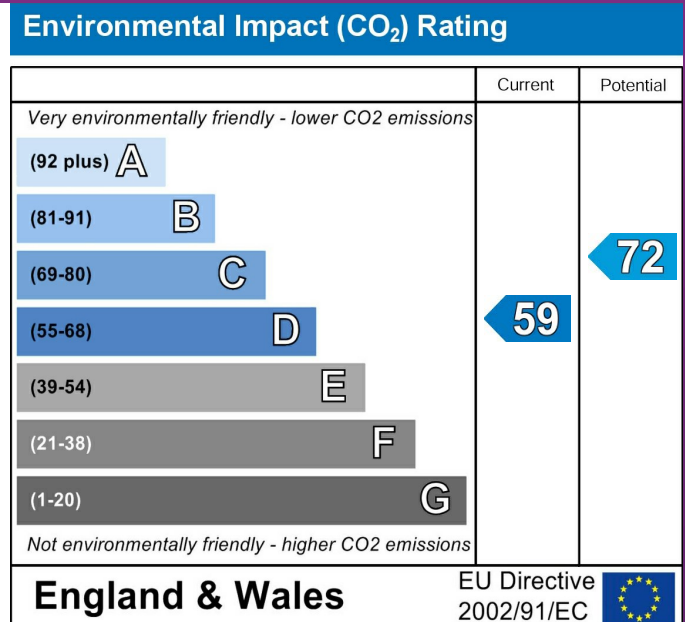
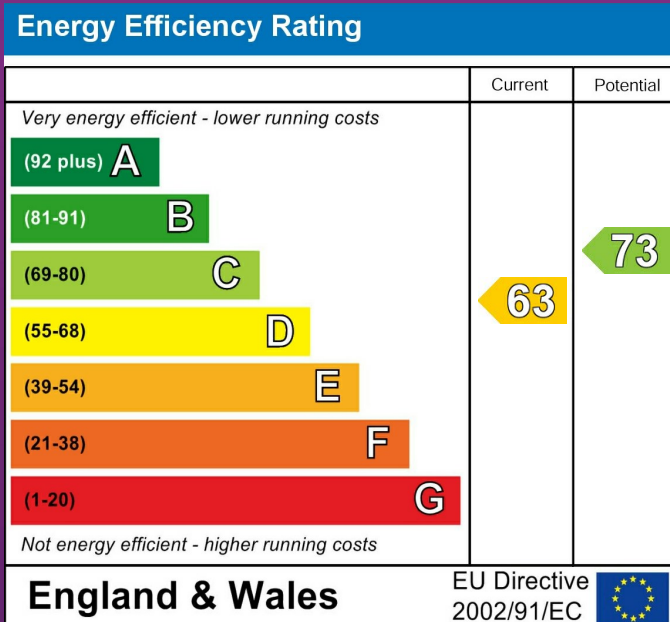
Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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