

80 OTTERBURN AVENUE
WEST MONKSEATON NE25 9QR
£235,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE, DINING ROOM & SUN ROOM**
- **KITCHEN**
- **BATHROOM & SEPARATE WC**
- **DETACHED GARAGE**
- **FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO THREE CARS**
- **REAR GARDEN**
- **NO UPPER CHAIN & EPC RATING C**

This lovely, semi detached house is perfectly located in a popular residential area. It displays a variety of modern features and is ideal for a range of buyers.

This is a three bedroom property set over two floors. Ground floor: lounge, dining room, sun room, kitchen. First floor: three bedrooms, bathroom, separate WC. Externally: detached garage, front garden with driveway parking, rear garden.

The location, potential and family feel of this property makes for an exciting opportunity which can only be appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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VESTIBULE

Enter through UPVC double glazed door with obscured glazed insert and window to one side into the vestibule. With internal window, tiled flooring and timber inner door into the hallway.

ENTRANCE HALLWAY

With under stairs cupboard, double radiator and stairs up to the first floor. Doors to the lounge, dining room and kitchen.

LOUNGE

12'8" x 11'10"

(measurement into bay and recess)

The lounge is bright and front facing with UPVC double glazed walk in bay window, wood panelling to chimney breast with built in cupboards, TV point and double radiator. Sliding doors with obscured glazed panes into the dining room.

DINING ROOM

12'1" x 10'9"

The dining room is rear facing with stone fireplace incorporating gas fire and built in cupboards. Open to sun room.



SUN ROOM

9'11" x 7'7"

Bright and versatile sun room with two UPVC double glazed windows, TV point and double radiator.

KITCHEN

8'7" x 7'3"

Benefitting from wall, drawer and base units with contrasting worktops incorporating one and a half bowl sink, drainer and mixer taps. Space for cooker and fridge freezer. There are tiled walls, hot water boiler, separate central heating boiler and UPVC double glazed window. UPVC double glazed door to rear garden.

LANDING

With UPVC double glazed window and loft access. Doors to bedrooms, bathroom and separate WC.

BEDROOM ONE

15'1" x 11'9"

Bedroom one is bright and front facing with UPVC double glazed walk in bay window, single radiator and fitted wardrobes incorporating dressing table, drawers and bedside cabinet.

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BEDROOM TWO

11'3" x 10'10"

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



BEDROOM THREE

9'8" x 7'2"

Bedroom three is front facing with UPVC double glazed window, built in storage cupboard, fitted shelving unit and single radiator.



BATHROOM

6'8" x 5'5"

Benefitting from panelled bath with electric shower over, pedestal wash basin and low level WC. There are tiled walls, single radiator and UPVC double glazed obscured window.



SEPARATE WC

With low level WC, tiled walls and UPVC double glazed obscured window.

GARAGE

18'0" x 10'0"

Detached garage complete with lighting, power, UPVC double glazed window and double garage doors.



FRONT GARDEN

Well maintained front garden with lawn, planted borders and driveway parking for up to three cars. The boundary is marked by a low wall.

REAR GARDEN

The secluded rear garden is laid to lawn with mature shrubs, planted borders, patio and water tap. The boundary is marked by a fence and wall. Door to garage.

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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.

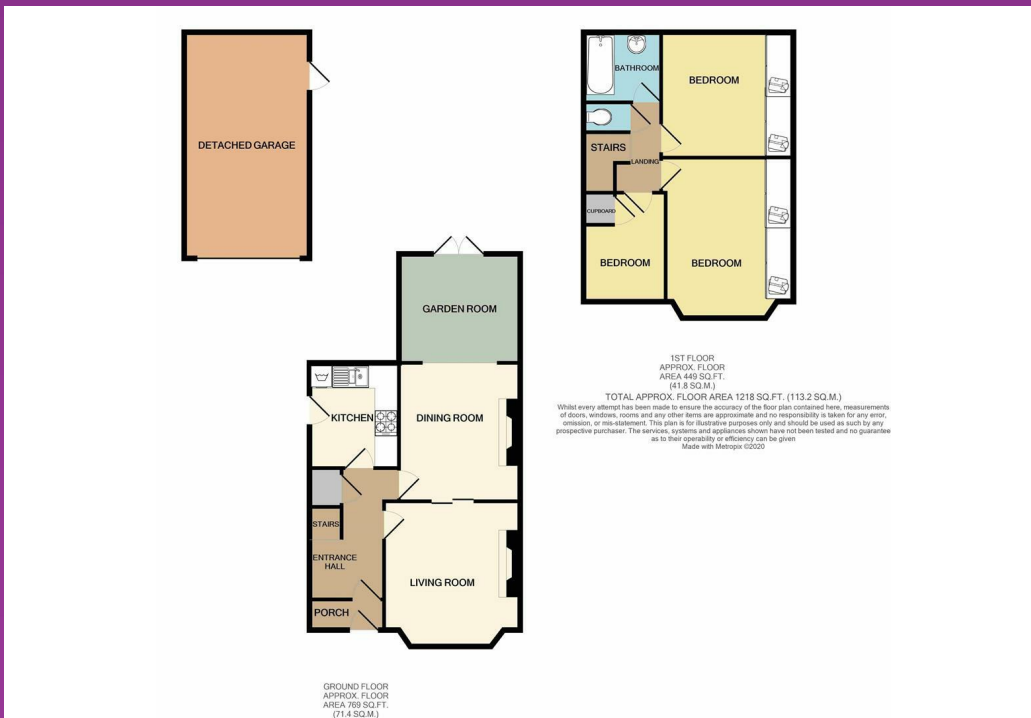
Appliances and Services

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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