



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

Melbourne Crescent, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8TG

**£310,000**

🏠 x3 🚗 x1 🚗 x2

Tenure  
**Freehold**

### Property features

- ✓ Three Bedroom Semi Detached.
- ✓ No Upper Chain & Vacant
- ✓ South Facing Rear Garden.
- ✓ Garage & Driveway.
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

For sale, a deceptively spacious three-bedroom semi-detached house located in the sought-after residential area of Whitley Bay. This attractive property offers an excellent opportunity for family living, professionals or potential investors alike.

The ground floor welcomes you to a spacious reception room, bathed in natural light and beautifully maintained to provide a cosy and welcoming space for relaxing and entertaining. Additionally, the ground floor accommodates a kitchen equipped with modern amenities to facilitate your culinary endeavours.

On the first floor, you will find three well-proportioned bedrooms, each room wonderfully bright with ample space for storage. The property is served by a modern family bathroom, tastefully decorated and comprising a three-piece white suite.

Externally, the property benefits a sizable south facing garden, offering a great space for outdoor activities and alfresco dining in the warmer months.

This property is located in Whitley Bay, renowned for its coastal lines, vibrant community, well-regarded schools and excellent transport links, making it a premium residential locale.

Offered to the market with no upper chain, this semi-detached house is a must-see property. Viewing is highly recommended to fully appreciate the standard and quality of home on offer.

Please contact Pattinson Estate Agents for further information and to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £310,000

Property Type: Semi-detached house

USPs: Garden, Requires updating, Chain free

Parking: Driveway & Garage

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room

3.90m x 4.60m (12'9" x 15'1")



## Dining Room

3.50m x 3.70m (11'5" x 12'1")



## Kitchen

2.20m x 2.40m (7'2" x 7'10")



## Utility Room

2.10m x 2.70m (6'10" x 8'10")



## Bedroom 1

3.40m x 3.70m (11'1" x 12'1")



## Bedroom 2

3.40m x 3.70m (11'1" x 12'1")



## Bedroom 3

2.30m x 2.50m (7'6" x 8'2")



## Bathroom

2.30m x 1.40m (7'6" x 4'7")



## Garage

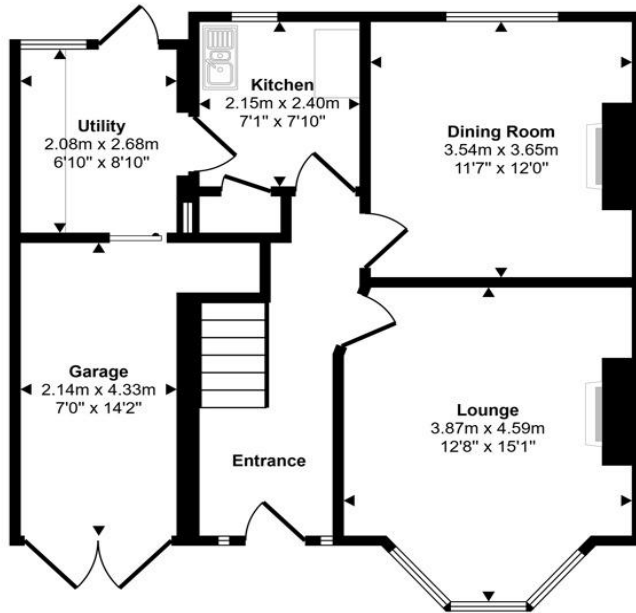
2.10m x 4.30m (6'10" x 14'1")



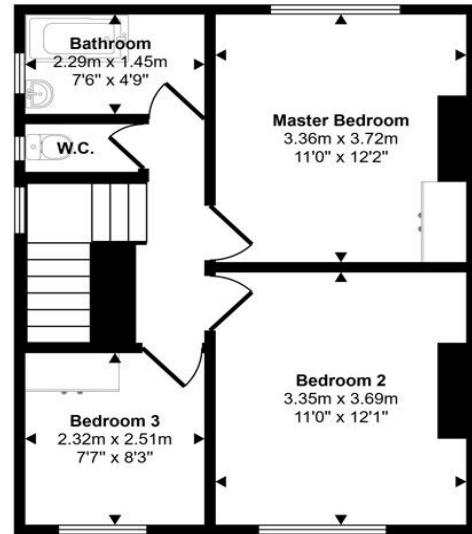
## Rear Garden



Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 63 sq m / 675 sq ft



First Floor  
Approx 44 sq m / 469 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>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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