



13 Oakland Road, Monkseaton, Whitley Bay, NE25
Offers in the region of £274,950



Trading Places



Trading Places are delighted to bring to the market for sale this lovely extended four bedroom semi detached family house, situated in a highly desirable area of Monkseaton, conveniently close to local shopping facilities and amenities, as well as being in catchment for good local schools together with easy access to road transport links and Metro links with both Monkseaton and West Monkseaton stations being within walking distance. The property blends a mix of traditional and original features and has been extended up into the roof space to create a spacious master bedroom and shower room and perhaps the main feature being a generous sized family breakfasting room fitted with cream wood units and solid wood tops. The property benefits from double glazing and gas central heating and briefly comprises; entrance porch, hallway with spindled staircase, lounge to the front with bay window and open gas fire, spacious breakfasting kitchen with cream fronted units and solid wood tops over and an inglenook recess with sleeper mantle above, dining room. To the first floor there are three bedrooms (one currently being used as a second lounge), a family bathroom fitted with a contemporary style suite and free standing bath. To the second floor there is spacious master bedroom and a separate shower room/wc. Externally the front garden area provides off street parking for two cars, and the rear garden is

Entrance Porch

Double glazed door, double glazed windows to front and side, tiled flooring, wall light and door to:

Hallway

Stained and leaded glass door, wood flooring, radiator, coving, under stairs storage cupboard.



Lounge 14' 11 x 13' 2 (4.27m 0.28m x 3.96m 0.05m)

Double glazed window to the front, chimney breast and alcoves with recessed living flame gas fire, coving to ceiling, picture rail, radiator, television point, radiator, wood flooring.



Breakfasting Kitchen 13' 11 x 10' 11 (3.96m 0.28m x 3.05m 0.28m)

Fitted with a range of cream fronted wood effect wall and base units with solid wood work surfaces, chimney breast with tiled inglenook with sleeper mantle above providing space for range cooker, double ceramic sink with mixer tap, tiled splash backs, double glazed window to the rear, coving to ceiling with spot lights, wood flooring, radiator.

