



15 Athol Gardens West Monkseaton NE25 9DN

- Semi Detached Bungalow
- Sought After Location
 - Driveway
- Bathroom with seperate WC
 - Gas Central Heating
- Two Bedrooms
- Southerly Rear Garden
- New carpets & painted throughout
- UPVC Double Glazing
- Available Now

£895 PCM





Located in a sought after area of Monkseaton on Athol Gardens just off the main road Seatonville Road. Monkseaton village offers an array of local shops, cafes and pubs, only a short distance away from the main town of Whitley Bay. A seaside town with family entertainment and beautiful beach sea front stretching along the coastline into Tynemouth and Blyth. There are local supermarkets in the area and metro links are in Monkseaton as well as West Monkseaton for commuting into Newcastle and other coastal towns.

The two bedroomed property is a well proportioned semi detached bungalow with versatile living. Benefiting from double glazing, gas central heating and briefly comprising of: Entrance lobby, entrance hallway, lounge to the front with bay window, two bedrooms both with feature cast iron fire surrounds, kitchen electric oven and gas hob and a bathroom with separate WC.

Externally there are front and rear gardens and a paved driveway.

Hallway

8'11" x 3'11" x 7'4" x 8'1"

Living Room

12'5" x 14'7"

Kitchen

13'1" x 9'2"

Bedroom One

12'8" x 11'11"

Bedroom Two

12'7" x 8'2"

Bathroom

8'8" x 5'2"

Separate WC

5'5" x 2'6"

Rental Fees

In order to proceed with this property the applicant is required to pay 1 weeks rent (£206.53) to commence referencing checks. On the day the tenancy commences the tenant pays the balance of the first months rent (£688.47) and the damage deposit (£895)

Viewing Arrangements - Lettings

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email
lettings@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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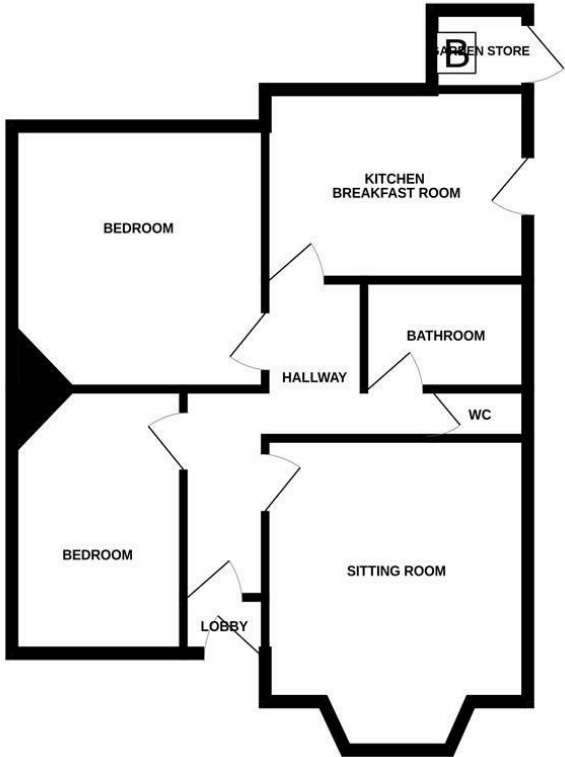
Local Authority North Tyneside Council
Council Tax Band C
EPC Rating TBC D
Deposit £895
Furnishing Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	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	EU Directive 2002/91/EC

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mergex 10/2023

ML Estates Lettings Office
27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact
0191 237 60 60
lettings@mlestates.co.uk
www.mlestates.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.