



Cheviot Road, Monkton Village, NE32 5NT
3 Bed - House - Semi-Detached
O.I.R.O £195,000

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Cheviot Road

Monkton Village, NE32 5NT

No Chain ** Extended Floor Plan ** Private Rear Aspect ** Extended Garage With Rear Office
** Gardens & Ample Parking ** Very Popular Location ** Pleasant Position ** Upvc Double
Glazing & GCH ** Early Viewing Advised **

The floor plan comprises: entrance hallway, large, spacious through lounge and extended dining area which has patio doors to the rear garden, extended kitchen breakfast room with door to the side external. The first floor has two good double bedrooms and a further single room. The shower room/WC has been refitted with a modern suite which includes double walk-in shower. Outside is a private rear garden and ample driveway parking.

Monkton is a highly regarded residential area located on the outskirts of Jarrow within the borough of South Tyneside. Popular with families and professionals alike, the village offers a pleasant balance between a peaceful residential setting and excellent access to everyday amenities. Nearby shopping facilities, supermarkets, schools and leisure options can be found in Jarrow town centre, while further retail and dining opportunities are available in surrounding areas such as Hebburn and Boldon.

The area is particularly well placed for commuters, benefiting from convenient access to major road links including the A19 and A194(M), providing straightforward travel throughout the North East. This makes journeys to major centres such as Newcastle upon Tyne and Sunderland quick and accessible. Public transport connections are also strong, with nearby Metro stations offering regular services across the region.

Monkton itself retains a welcoming community atmosphere, with attractive residential streets, green spaces and local parks creating a pleasant environment for families and outdoor activities. Combining convenient transport links, nearby amenities and a quieter residential feel, Monkton continues to be a sought-after location for buyers looking to enjoy comfortable living within easy reach of the wider North East.











GROUND FLOOR

Hallway

Lounge

13'0 x 10'11 (3.96m x 3.33m)

Dining Area

17'01 x 9'03 (5.21m x 2.82m)

Kitchen Breakfast Room

23'02 x 8'01 (7.06m x 2.46m)

Garage

19'07 x 7'10 (5.97m x 2.39m)

Office

13'09 x 7'10 (4.19m x 2.39m)

FIRST FLOOR

Bedroom

13'01 x 8'0 (3.99m x 2.44m)

Bedroom

10'01 x 10'08 (3.07m x 3.25m)

Bedroom

9'09 x 7'03 (2.97m x 2.21m)

Shower Room/WC

8'0 x 7'02 (2.44m x 2.18m)

Agents Notes

Council Tax: South Tyneside Council, Band C - Approx. £2054 p.a

Tenure: Freehold Assumed

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Not that we are aware

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None Known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – Extended to property and garage

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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