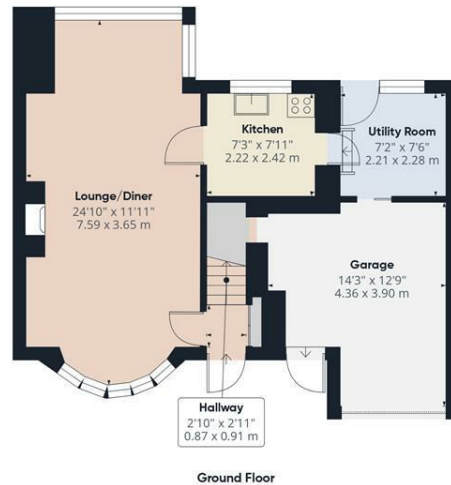
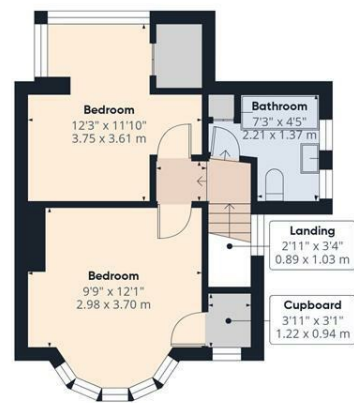




# Holm Green, West Monkseaton



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
911 ft<sup>2</sup>  
84.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £270,000

## Description

WELL PROPORTIONED TWO BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN WEST MONKSEATON - NO UPPER CHAIN

We welcome to the market this spacious two bedroom semi detached property, conveniently located close to local shops, amenities and Metro Station in West Monkseaton. Benefitting from a generous sized lounge/diner, two double bedrooms, private garden, double driveway parking and garage.

Briefly comprising: Entrance hallway with stairs to the first floor and access to the lounge/diner. This room provides a generous amount of space with a dual aspect and feature fireplace. The kitchen has fitted wall and base units with space for a free standing oven, fridge and plumbing for a dishwasher. A handy utility room provides additional storage as well as plumbing for a washing machine, access out to the rear garden and sliding door to the garage.

To the first floor are two double bedrooms and bathroom. The bedroom to the front has a bay window and walk in cupboard, the bedroom to the rear benefits from fitted sliding wardrobes providing additional storage. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a private garden with a paved patio, lawn, timber built workshop, summer house and potting shed. To the front is double driveway parking and a garage.

West Monkseaton is a popular residential area with a good range of local amenities including shops, cafes and restaurants. This property is within walking distance to West Monkseaton Metro station providing excellent access to other coastal areas and Newcastle City centre. Whitley Bay is close by offering beautiful beaches and excellent schools.

## Entrance Hallway

### Lounge/Diner

24'10" x 11'11"

### Kitchen

7'11" x 7'3"

### Utility Room

7'5" x 7'3"

### Bedroom One

12'1" x 9'9"

### Bedroom Two

12'3" x 11'11"

### Externally

To the rear is a private garden with a paved patio, lawn, timber built workshop, summer house and potting shed.  
To the front is double driveway parking and a garage.

### Tenure

Freehold

