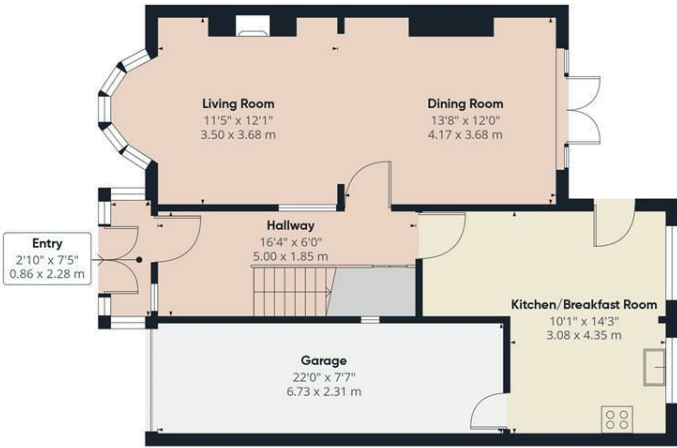
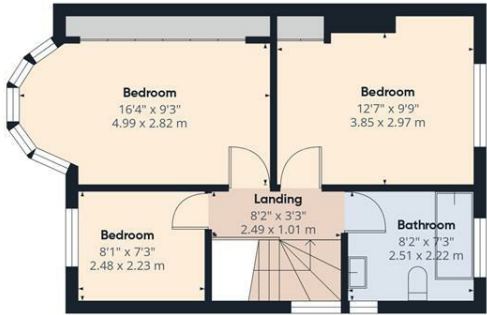




Ivanhoe, Monkseaton



Ground Floor



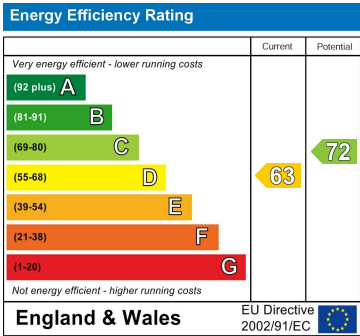
Floor 1

Approximate total area<sup>(1)</sup>  
1235 ft<sup>2</sup>  
114.8 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



**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.

Price Guide £395,000



Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN MONKSEATON OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious three bedroom semi detached property conveniently located close to amenities and highly regarded schools in Monkseaton. Boasting generous sized accommodation, private garden with an open aspect, garage and driveway parking.

Briefly comprising: Entrance porch to a welcoming hallway featuring a stained glass window, door and a handy under stairs cupboard. The open plan lounge/diner offers a generous amount of space with a bay window to the front, feature fireplace housing a gas fire and double doors opening out to a patio area within the rear garden. Overlooking the rear garden is a well equipped kitchen/breakfast room, there are a good range of fitted wall and base units with granite worktops, integrated appliances include a Neff double oven. There is space for a fridge/freezer and plumbing for a washing machine.

To the first floor are three good sized bedrooms, two of which are generous doubles and all rooms benefit from fitted wardrobes providing additional storage. The bathroom comprises Karndeian floor tiling paired with Travertine wall tiling, and is equipped with a bath with shower over, hand basin and W.C.

Externally to the rear is a well maintained private garden which boasts an open aspect, mature planting and a patio area, in addition to the unique benefit of direct access to the green.

Monkseaton is a village on the outskirts of Whitley Bay, it has excellent local transport links, including the Metro station nearby, as well as road links in to the city centre as and other local coastal towns. It is within walking distance to Whitley Bay beach and its closeness to Whitley Bay itself means it benefits from everything this coastal town has to offer. There are highly regarded schools only a short walk away.

Entrance Porch

Hallway

Living Room  
12'0" x 11'5"

Dining Room  
13'8" x 12'0"

Kitchen/Breakfast Room  
14'3" x 10'1"

Bedroom One  
16'4" x 9'3"

Bedroom Two  
12'7" x 9'8"

Bedroom Three  
8'1" x 7'3"

Bathroom  
8'2" x 7'3"

Externally  
Externally to the rear is a well maintained private garden which boasts an open aspect, mature planting and a patio area.

Tenure  
Freehold

