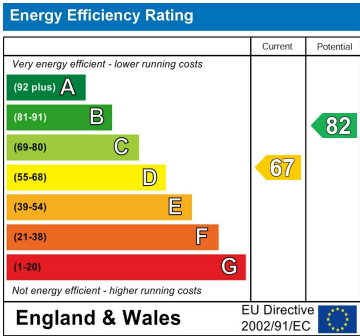




Kenilworth Road, Monkseaton



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 £399,950

Description

SUBSTANTIAL FIVE BEDROOM MID TERRACED PROPERTY SET OVER THREE FLOORS, POSITIONED WITHIN THE HEART OF MONKSEATON

Brannen & Partners are delighted to welcome to the market this impressive five bedroom period property, ideally situated in the heart of Monkseaton. Boasting generous sized accommodation incorporating five bedrooms set over three floors, whilst the period features including high ceilings and decorative coving, complete externally with a private rear yard and small town garden to the front.

Briefly comprising: Welcoming entrance vestibule leading to a generous sized hallway, giving access to all principal rooms of the ground floor and stairs to the first floor.

Positioned to the front, the living room is a bright and airy space housing a large bay window. Furnished with various period touches such as exposed original floorboards, ornate ceiling cornicing and feature fireplace with decorative insert.

Progressing into the rear of the home, the ample contemporary kitchen diner presents a variety of fitted sleek base units, framed with granite worktops. Integrated appliances include a Belfast style sink, hob, oven, extractor and dishwasher, in addition to space for an American style fridge freezer. Complete with integral storage including fitted under stair cupboards, a doorway leads on to the convenient utility space. Featuring further integral storage, designated space and fittings for appliances and access to the rear yard, the utility space also incorporates a WC.

Upon the first floor, a split level landing leads to the first three bedrooms and family bathroom, as well as stairs to the second floor. Both first and second bedrooms are generous doubles, whilst the third bedroom is currently utilised as a home office. Situated to the rear of the first storey, the thoughtfully designed family bathroom presents an L shaped layout, furnished with an integral bath, separate walk in shower, wall mounted wash basin and WC. Complete with under floor heating and plantation shutters, the finishing touches create an element of luxury.

Up to the second floor, sits the final two bedrooms. Similarly to the first floor, the fourth bedroom is expansive, whilst the fifth bedroom offers a versatile space currently used as a second home office.

Externally to the rear is a pleasant private yard, laid with artificial lawn housing underlay, ideal for family life. Amply sized, the space can accommodate a variety of needs, with additional access to the rear lane. To the front, a lawned town garden is positioned perfectly with a southerly aspect to enjoy the sun.

Monkseaton is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Vestibule
4'0" x 3'3"

Hallway
11'0" x 3'2"

Living Room
11'10" x 13'3"

Kitchen Diner
12'6" x 13'3"

Utility Room
5'11" x 7'11"

WC
2'7" x 3'7"

First Floor Landing
11'5" x 6'5"

Bedroom One
12'10" x 10'4"

Bedroom Two
12'2" x 10'5"

Bedroom Three
9'6" x 6'3"

Bathroom
9'2" x 8'1"

Second Floor Landing
3'6" x 2'10"

Bedroom Four
14'11" x 7'6"

Bedroom Five
9'1" x 7'7"

Rear Yard & Front Garden

Tenure
Freehold

