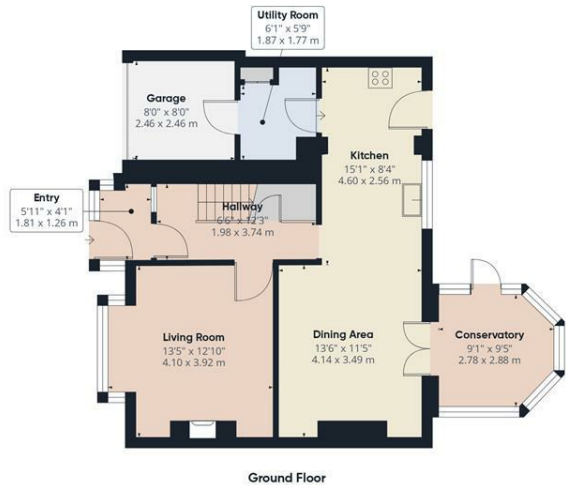




Canberra Avenue, West Monkseaton



Ground Floor



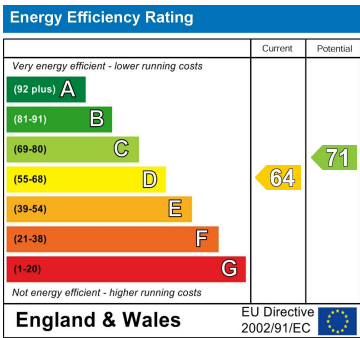
Floor 1

Approximate total area⁽¹⁾
1167 ft²
108.4 m²

(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.

Offers Over £330,000

Description

** BEST & FINAL OFFERS BY MONDAY 20TH OCTOBER 2025 AT MIDDAY **

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN WEST MONKSEATON

Brannen & Partners are delighted to bring to the market this immaculately presented three bedroom property conveniently positioned close to local shops, amenities and a short walk to the Metro station. Boasting stylish interiors, open plan kitchen/diner, conservatory, gardens to the front and rear with driveway parking and a garage.

Briefly comprising: Entrance porch to an inviting hallway where there is under stairs storage. Overlooking the front of the property is the living room with a box bay window and an attractive fireplace housing a gas fire. To the rear is a well equipped open plan kitchen/diner, benefitting from modern wall and base units including an integrated induction hob, double oven, extractor fan, fridge and dishwasher. Double doors from the dining area lead to the conservatory which offers views over the garden as well as access out to a patio. A handy utility room provides additional storage, plumbing for a washing machine, tumble dryer and a door to the garage.

To the first floor are three bedrooms, bathroom and separate W.C. Two of the bedrooms are good sized doubles and the bathroom comprises a bath, separate step in shower, hand basin and heated towel rail.

Externally to the rear is a well maintained private garden laid to lawn, two patio areas and mature planting. To the front is a lawn, driveway parking, garage and EV point.

Monkseaton is a highly sought after area with excellent local transport and road links to other coastal towns, as well as Newcastle City centre. The centre of Whitley Bay is close by which offers an array of local shops as well as cafes and restaurants. Highly regarded schools are also nearby.

Entrance Porch

Hallway

Living Room
13'5" x 12'10"

Kitchen/Diner
28'8" x 11'5"

Conservatory
9'5" x 9'1"

Utility Room
6'1" x 5'9"

Bedroom One
12'7" x 11'8"

Bedroom Two
11'7" x 11'2"

Bedroom Three
8'3" x 7'1"

Bathroom
8'1" x 6'9"

W.C.

Externally

Externally to the rear is a well maintained private garden laid to lawn, two patio areas and mature planting. To the front is a lawn, driveway parking, garage and EV point.

Tenure
Freehold

