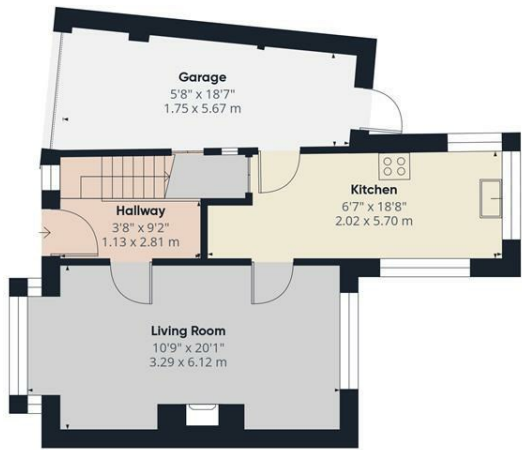




Marina Drive, West Monkseaton



Ground Floor



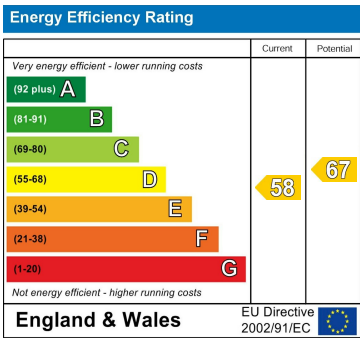
Floor 1

Approximate total area⁽¹⁾
817 ft²
75.8 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 £240,000

Description

WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED HOME, SITUATED IN SOUGHT AFTER AREA OF WEST MONKSEATON - AVAILABLE WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen & Partners welcome to the market this well proportioned two bedroom semi-detached home, situated in the heart of West Monkseaton. Benefitting from an ample reception room, lengthy kitchen, two good sized bedrooms and fitted bathroom, complete with considerable rear garden, driveway parking and access to the garage to the front.

Briefly comprising: Good size entrance hallway with stairs to the first floor, and access to the living room. The bright and ample living room is dual aspect flooding the space with natural light. The living area houses a feature fireplace and original bay window overlooking the front garden. From here the kitchen can be accessed.

Situated to the rear of the home, the lengthy kitchen is also dual aspect, continuing the flow of natural light throughout the home. Offering several fitted wall, base and drawer units, as well as an integral sink and designated space for further appliances. From the kitchen there is also access to the garage area.

To the first floor are two double bedrooms, one of which has fitted wardrobes. Completing the first floor is the family bathroom which has been thoughtfully configured to house a W.C, pedestal wash basin, heated towel rail and bath with shower over.

Externally to the rear, is a considerable private garden predominantly laid to patio and secured with a fenced boundary. To the front is a paved driveway, with access to the 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
3'8" x 9'2"

Living Room
10'9" x 20'0"

Kitchen
6'7" x 18'8"

Landing
3'3" x 4'1"

Bedroom One
13'9" x 9'7"

Bedroom Two
9'10" x 8'0"

Bathroom
7'6" x 5'6"

Garage
5'8" x 18'7"

Front & Rear Gardens

Tenure
Freehold

