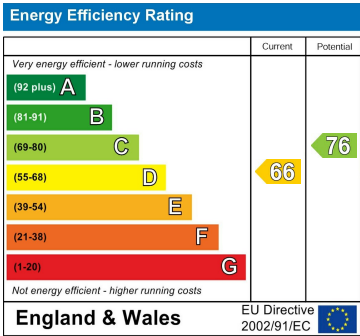




Monks Road, West Monkseaton



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.

Offers Over £325,000

Description

IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME, SITUATED IN SOUGHT AFTER AREA OF WEST MONKSEATON

Brannen & Partners welcome to the market this immaculately presented three bedroom semi-detached family home, situated in West Monkseaton. Benefitting from three good sized bedrooms, two spacious connecting reception rooms, open plan kitchen, practical utility and sizeable bathroom, complete with gardens to the front and rear and driveway parking.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor, storage cupboard and access to the principal rooms of the ground floor.

Initially, the bright and inviting living room has an original bay window to the front and exposed brick insert to the chimney breast housing a log burning stove, creating a wonderfully warm space to enjoy. A partition leads into the dining area, flooding the connecting spaces with natural light due to the dual aspect.

Situated to the rear of the home, the dining area offers an open-plan space directly into the kitchen, whilst incorporating double French door access to the garden. Currently housing a six-seater dining table as well as additional furniture, the interconnecting reception rooms are perfect for family living.

Into the modern and minimal kitchen, there are several fitted wall, drawer and base units, as well as an integral oven, hob, extractor hood and dishwasher, complete with access to the convenient utility room equipped with fixtures and plumbing for a washing machine and tumble dryer, access to the rear garden and storage space to the front of the home.

To the first floor are three bedrooms, two of which are doubles, with the second bedroom incorporating fitted wardrobes. Completing the first floor, the sizeable family bathroom features decorative tiling and is fitted with W.C, bath with shower overhead, heated towel rail and pedestal wash basin with storage beneath.

Externally to the rear, is a private garden with lawn, mature shrubs, patio and gravelled section with pergola overhead, secured with a fenced boundary incorporating gate access. To the front is single driveway with EV point and access to the storage space, aside a small low maintenance garden.

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
6'2" x 12'10"

Living Room
11'5" x 12'9"

Kitchen Diner
18'0" x 9'3"

Utility Room
5'11" x 10'4"

Landing
3'1" x 7'10"

Bedroom One
10'4" x 11'2"

Bedroom Two
9'2" x 11'3"

Bedroom Three
7'4" x 7'8"

Bathroom
7'5" x 6'3"

Storage
6'3" x 12'6"

Front & Rear Gardens

Driveway

Tenure
Freehold

