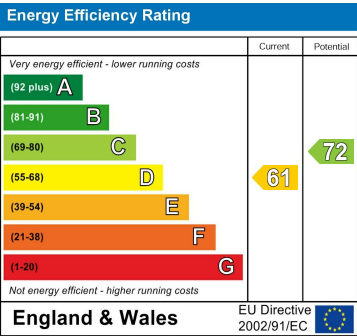




Paignton Avenue, Monkseaton



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 £320,000

Description

WELL PRESENTED AND PROPORTIONED THREE BEDROOM MID TERRACED HOME, IDEALLY SITUATED IN MONKSEATON

Brannen & Partners welcome to the market this well proportioned three bedroom mid terraced property, ideally situated within the heart of Monkseaton. Boasting two reception rooms, three good sized bedrooms, fitted kitchen, bathroom and downstairs WC. This home also enjoys the benefit of front and rear gardens and detached garage.

Briefly comprising: Bright and welcoming hallway offers access to the initial reception room, as well as stairs to the first floor. To the front of the home, the ample living space presents an original bay window and feature fireplace incorporating an electric fire. Whilst to the rear, the dining room mirrors the design, connected by an open archway.

Sitting adjacent, the kitchen is equipped with various high gloss wall, base and drawer units framed with wood effect worktops. Integral appliances include an extractor hood, oven, dishwasher and sink, as well as designated space for further appliances, in addition to access to the rear garden.

To the first floor, the three double bedrooms and bathroom can be accessed from the landing. Two of the three bedrooms are particularly generous and house fitted wardrobes. Completing the home, the thoughtfully designed bathroom is furnished with an integral bath, separate shower cubicle, WC, heated towel rail and pedestal wash basin.

Externally to the rear, there is an enclosed low maintenance paved garden, incorporating the detached garage. Whilst to the front, a gravelled section is bordered by mature shrubs and a pathway leading to the front door.

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.

In accordance with the Estate Agent's Act 1979, prospective buyers should be aware that the owner of this property is an employee of Brannen & Partners.

Entrance Hallway
6'5" x 13'11"

Living Room
10'11" x 12'2"

Dining Room
9'9" x 11'11"

Kitchen
7'3" x 10'4"

WC
2'2" x 4'5"

Landing
4'1" x 7'10"

Bedroom One
10'11" x 12'4"

Bedroom Two
10'10" x 12'4"

Bedroom Three
7'10" x 8'8"

Bathroom
7'7" x 7'7"

Garage
8'0" x 9'4"

Front & Rear Gardens

Tenure
Freehold

