

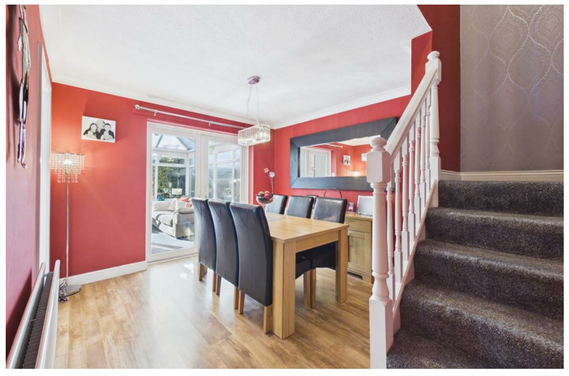
Brannen&Partners

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Monks Wood, North Shields







Offers Over £330,000

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.

Description

WELL PRESENTED AND PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY POSITIONED WITHIN A QUIET CUL-DE-SAC UPON THE POPULAR RESIDENTIAL ESTATE OF MONKS WOOD, NORTH SHIELDS - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners welcome to the market this well presented three bedroom semi detached family home, ideally situated upon a popular residential estate in North Shields. Boasting well proportioned accommodation throughout, the home offers three good sized bedrooms, two connecting reception rooms plus a sunny conservatory, breakfasting kitchen and two contemporary bathrooms, complete with a south facing rear garden, integral garage and driveway.

Briefly comprising: Practical entry leads directly into the living space.

A well sized inviting space, the living room is positioned to the front of the home, furnished with a feature fireplace incorporating a gas fire. From here, the dining room can be accessed.

A versatile space, the dining room currently accommodates a six seater dining table, but could be utilised as a secondary reception space/snug. Connecting to both the kitchen and conservatory, stairs also lead up to the first floor with integral storage beneath.

Overlooking the rear garden which is accessible via a glazed door, the sunny conservatory is amply sized, creating a further reception area or another versatile space for family living.

Back to the dining room, the breakfasting kitchen is modern in design, featuring high gloss shaker style cabinetry and a breakfast bar for dining, whilst incorporating an integral oven hob, extractor hood, fridge/freezer and designated under counter space for further appliances and an integral pantry cupboard. From here, a door leads out to the rear garden.

Upon the first floor, the L shaped landing houses an integral storage cupboard and connects to all three bedrooms and bathroom. Two of the three bedrooms are double in size, with the primary bedroom housing integral storage, as well as incorporating a contemporary shower room equipped with a walk in shower, heated towel rail, integral WC and vanity wash basin with storage beneath.

Finalising the home, the family bathroom presents the same design as the en suite, furnished with a bath, heated towel rail, integral WC and vanity wash basin with storage beneath.

Externally, the property benefits from a south facing rear garden, with initial raised decking and well maintained lawn, to enjoy the sun throughout the day. Whilst to the front, a small lawn sits aside a driveway leading to the integral garage.

Situated within this sought after residential development which has great road links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and award winning beaches.

Entry
2'11" x 4'0"

Living Room
11'7" x 14'2"

Dining Room
10'5" x 10'4"

Conservatory
8'0" x 11'11"

Kitchen
9'1" x 13'5"

Landing
7'4" x 2'11"

Bedroom One
11'6" x 9'10"

En Suite
5'5" x 6'0"

Bedroom Two
9'9" x 10'11"

Bedroom Three
9'8" x 7'10"

Bathroom
5'5" x 6'5"

Garage
7'7" x 15'10"

Front & Rear Gardens

Driveway

Tenure
Freehold









