



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.

Brannen&Partners

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Arundel Drive, West Monkseaton







Offers Over £285,000

Description

WELL PROPORTIONED THREE 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 three bedroom semi-detached home, situated in the heart of West Monkseaton. Benefitting from two connecting reception rooms, practical kitchen, three good sized bedrooms and fitted bathroom, complete with considerable rear south west facing garden, driveway parking and access to the garage to the front.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor, connects to all rooms of the ground floor and houses integral under stair storage.

The bright and ample living room presents a large bay window, flooding the space with natural light. Presenting a feature fireplace incorporating a gas fire, the living space connects to the dining room via an open archway. A versatile space, the dining room offers the ideal secondary reception area.

From here the conservatory can be accessed, overlooking the greenery of the rear garden with access out.

Situated to the rear of the home, the practical kitchen is equipped with 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, housing a convenient utility area with plumbing and fixtures for a washing machine and tumble dryer.

To the first floor are three good sized bedrooms, all of which benefit from fitted wardrobes. Completing the first floor is the family bathroom which has been thoughtfully configured to house a W.C, pedestal wash basin, walk in shower, separate bath and heated towel rail.

Externally to the rear, is a considerable south west facing private garden predominantly laid to patio initially with lawn beyond this, 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
6'6" x 12'0"

Living Room
12'8" x 14'2"

Dining Room
10'10" x 8'4"

Conservatory
8'1" x 10'9"

Kitchen
8'5" x 8'3"

Utility Room
7'10" x 5'6"

Landing
2'8" x 7'10"

Bedroom One
9'5" x 12'2"

Bedroom Two
9'5" x 8'5"

Bedroom Three
8'0" x 4'1"

Bathroom
8'0" x 4'11"

Garage
7'11" x 15'8"

Front & Rear Gardens

Tenure
Freehold











