

Approximate total area[1]
1259 ft²
116.9 m²

Balconies and terraces
362 ft²
33.6 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.

Brannen&Partners

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Townsville Avenue, West Monkseaton







Offers Over £399,950

Description

EXTENDED & WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN WEST MONKSEATON

Brannen and Partners welcome to the market this well presented four bedroom property situated within this popular residential area in West Monkseaton. Benefitting from four good sized bedrooms, extended open plan kitchen/diner/family area plus a further reception space, stylish family bathroom, useful office space, practical utility and downstairs WC, private rear garden, driveway parking and garage.

Briefly comprising: Practical entrance porch leads directly into the hallway, giving access to all ground floor rooms and stairs leading to the first floor.

Overlooking the front of the property is an attractive sitting room, boasting a large picture window allowing plenty of light to fill the room, exposed original floorboards and a feature fireplace with tiled hearth/insert.

Progressing into the rear of the home, the open plan kitchen/diner/family area opens up and spans the width of the property. To the left hand side, the well equipped kitchen is furnished with a variety of high gloss fitted wall, base and drawer units framed with granite effect worktops, as well as integrated appliances which include an oven, hob, extractor and dishwasher, with space for an American style fridge/freezer. Whilst to the right hand side, the family area offers a sociable space, ideal for family living and entertaining friends, incorporating a feature fireplace with log burner, space for dining and double French door access out to the rear garden.

Back to the hallway beneath the staircase, the convenient utility completes the ground floor, with plumbing and fixtures for appliances and access to both the WC and garage.

Upon the first floor, the central T shaped landing connects to all four bedrooms, the office and family bathroom. All bedrooms are good sized doubles, whilst a home office sits opposite the fourth bedroom, currently utilised as a snug.

Finalising this ideal family home, the stylish bathroom comprises a large walk in shower, free standing roll top bath, pedestal wash basin, W.C. and heated towel rail.

Externally to the rear is a low maintenance garden benefitting from a westerly aspect. A raised timber decking area provides a pleasant seating area, dropping down to a gravelled section. To the front is a block paved driveway leading to the garage, aside a small well maintained lawn area.

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 highly regarded schools.

Entry
7'0" x 2'0"

Hallway
7'6" x 14'8"

Living Room
11'4" x 12'5"

Kitchen/Diner/Family Area
27'6" x 9'0"

Utility Room
4'6" x 9'4"

WC
2'4" x 7'4"

Landing
2'6" x 6'11"

Bedroom One
11'4" x 12'6"

Bedroom Two
9'5" x 12'7"

Bedroom Three
15'9" x 7'1"

Bedroom Four
6'11" x 9'6"

Office
6'8" x 4'10"

Bathroom
7'6" x 9'0"

Garage
7'0" x 6'4"

Front & Rear Gardens

Tenure
Freehold











