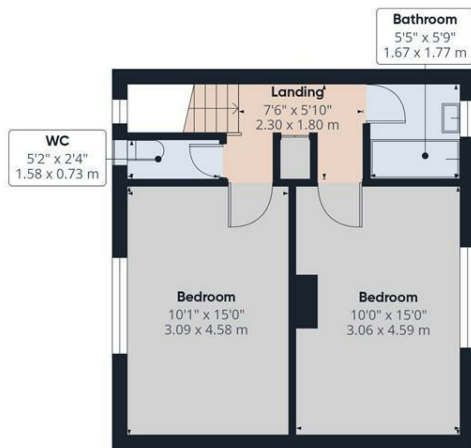




Cauldwell Avenue, Monkseaton



Ground Floor



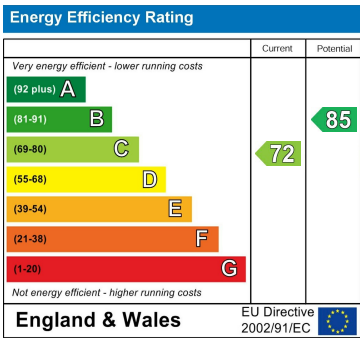
Floor 1

Approximate total area⁽¹⁾
905 ft²
84 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.

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Offers Over £230,000

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 PROPORTIONED EXTENDED TWO BEDROOM MID TERRACED HOME, SITUATED IN SOUGHT AFTER AREA OF MONKSEATON - AVAILABLE WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen & Partners welcome to the market this well proportioned two bedroom mid terraced home, situated in the heart of Monkseaton. Benefitting from two generous reception rooms, extended kitchen, two good sized double bedrooms, fitted bathroom and separate WC. There are generous garden spaces both to the front and rear of the property.

Briefly comprising: Spacious entrance hallway with stairs to the first floor, two integral storage cupboards and access to both reception rooms. The bright and airy extended living room houses a gas fireplace and large picture window overlooking the front garden. Similar in design, the dining room is positioned to the rear of the home and benefits from another large picture window. From here the kitchen can be accessed.

Situated to the rear of the home, the extended kitchen presents a variety of 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 rear garden.

To the first floor, the landing incorporates an integral airing cupboard and connects to the two bedrooms, bathroom and separate WC. Both bedrooms are considerable doubles, with the second bedroom housing fitted wardrobes. Completing the first floor is the family bathroom which has been thoughtfully configured to house a pedestal wash basin and bath with shower over. Whilst the separate WC sits to the opposite side of the landing.

Externally to the rear, is a considerable private garden predominantly laid to patio and secured with a fenced boundary, with gate access to the front garden, which is also laid to patio and houses the only private path on the street.

Monkseaton is a village on the outskirts of Whitley Bay, it has excellent local transport links as well as road links in to the city centre as well as other local coastal towns. The flat is within walking distance to local shops, cafes and Metro station as well as having easy access to Whitley Bay beach and all the coast has to offer.

Entrance Hallway
16'10" x 5'10"

Living Room
13'7" x 12'8"

Dining Room
9'10" x 12'8"

Kitchen
14'7" x 5'0"

Landing
7'6" x 5'10"

Bedroom One
10'1" x 15'0"

Bedroom Two
10'0" x 15'0"

Bathroom
5'5" x 5'9"

WC
5'2" x 2'4"

Front & Rear Gardens

Tenure
Freehold

