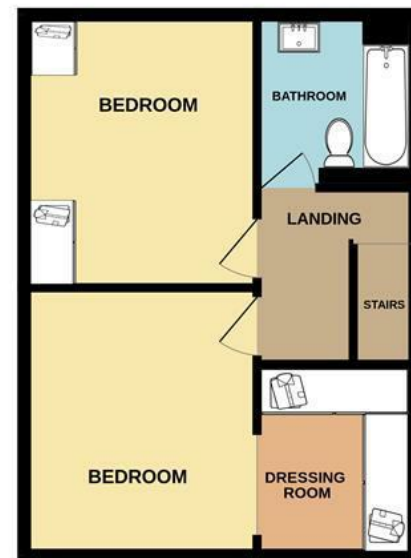


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Brannen&amp;Partners



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## Wembley Avenue, West 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 £385,000



Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THE SOUGHT AFTER AREA OF WEST MONKSEATON

Brannen & Partners are delighted to bring to the market this wonderful three bedroom semi detached property which has been extended and improved by the current owners. Boasting open plan living, stylish interiors, versatile layout and fitted solar panels.

Briefly comprising: Entrance porch to a welcoming hallway which has oak flooring through to the kitchen/diner. The living room features an attractive fireplace with a log burning stove and a bay window to the front with fitted shutters. To the rear is an impressive open plan kitchen/diner/family room which is ideal for family living and entertaining friends. Bi-fold doors give access out to a decked patio within the rear garden. There are fitted units and an island which houses a five ring gas hob, extractor fan and two wine fridges. Further appliances include two ovens and there is space for an American style fridge/freezer. A utility room offers plumbing for a washing machine and tumble dryer as well as a storage cupboard with fitted sliding doors. A shower room consists of a walk in shower, Villeroy &

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This property is ideally located close to the centre of Monkseaton and Whitley Bay both of which offer a fantastic range of shops, cafés and restaurants. It is also within walking distance to the Metro station and is well placed for ease of access to major road links in to the city centre and other coastal towns.

Entrance Porch

Hallway

Living Room  
15'1" x 11'7"

Kitchen/Diner/Family Room  
25'2" x 22'6"

Utility Room  
7'3" x 5'0"

Shower Room

Bedroom  
12'3" x 6'7"

Bedroom  
18'8" x 12'0"

Bedroom  
11'11" x 10'11"

Bathroom

Externally

Externally to the rear is a decked garden with raised planters. To the front is a block paved driveway.

