



Townsville Avenue, West Monkseaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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.

Offers Over £365,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOME SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN WEST MONKSEATON

Brannen & Partners welcome to the market this well proportioned three bedroom property situated in West Monkseaton, conveniently located close to local shops, amenities and Metro station. Benefitting from two reception rooms, good sized accommodation, private rear garden, garage and driveway parking.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is the dining room, featuring a bay window allowing plenty of light to fill the room. Towards the rear is a spacious, bright and airy living room, offering a comfortable space with large sliding patio doors overlooking the rear garden. To complete the ground floor is the kitchen/breakfast room, modern wall and base units provide storage as well as a peninsular with seating. Integrated appliances include an induction hob, oven, extractor fan, dishwasher and fridge. Double doors offer access out to the garden as well as a door to the garage.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size, both benefiting from fitted wardrobes providing additional storage. The family bathroom comprises a bath with shower over, W.C. handbasin with a vanity unit and a heated towel rail.

Externally to the rear is a private garden laid to lawn

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.

Entrance Hallway

Living Room
15'9" x 11'8"

Dining Room
11'8" x 11'8"

Kitchen/Breakfast
14'7" x 9'4"

Bedroom One
13'6" x 10'4"

Bedroom Two
12'3" x 9'1"

Bedroom Three
7'11" x 7'3"

Bathroom
8'7" x 7'6"

Externally

Tenure
Freehold

