

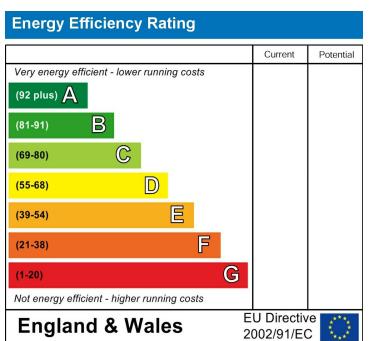


## Hillfield, Whitley Bay



### 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 £250,000**

## Description

THREE BEDROOM SEMI DETACHED FAMILY HOME, SITUATED UPON A HIGHLY SOUGHT AFTER ESTATE IN MONKSEATON - IN NEED OF MODERNISATION AND AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners presents this three bedroom semi detached family home, perfectly positioned aside Valley Gardens Middle School and Whitley Bay High School, upon a sought after residential estate. Boasting sizeable accommodation with masses of potential, the home benefits from: an ample living room, kitchen, three good sized bedrooms, family bathroom and convenient downstairs WC, complete with West facing rear garden, driveway parking and garage.

Briefly comprising: Entrance hallway with stairs to the first floor, provides access directly to the living room. Situated to the front of the property, the spacious living space features a gas fire and integral under stair storage, with access to the kitchen.

Positioned to the rear, the kitchen is equipped with wall and base units, in addition to space for appliances. From here a rear lobby is accessed, containing integral storage, access to the downstairs WC and garage.

Upon the first floor, the landing provides access to the three bedrooms and family bathroom. Two of the three bedrooms are doubles. Completing the first floor, the thoughtfully configured family bathroom benefits from a shower cubicle, pedestal wash basin and WC.

Externally, the West facing rear garden is fully paved with sectioned beds for shrubs, enclosed with a secure fenced boundary. To the front of the home, a small lawned garden sits alongside the driveway, with access to the spacious garage.

Monkseaton is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants.

**Hallway**  
6'6" x 3'10"

**Living Room**  
13'7" x 12'10"

**Kitchen**  
8'1" x 12'8"

**WC**  
2'5" x 4'3"

**Rear Lobby**  
2'11" x 4'3"

**Landing**  
8'11" x 2'11"

**Bedroom One**  
11'0" x 11'1"

**Bedroom Two**  
11'0" x 11'0"

**Bedroom Three**  
7'9" x 6'1"

**Bathroom**  
4'10" x 6'0"

**Front & Rear Gardens**

**Tenure**  
Freehold

