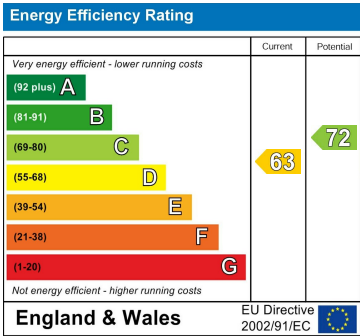




24 Langley Avenue, Whitley Bay, Tyne and Wear, NE25 9DF



**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 £325,000



Description

**\*\* IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY CONVENIENTLY LOCATED CLOSE TO AMENITIES WITHIN THIS SOUGHT AFTER AREA OF MONKSEATON - NO UPPER CHAIN \*\***

Brannen and Partners are delighted to welcome to the sales market this immaculate three bedroom semi-detached property in Monkseaton. Benefitting from two reception rooms, kitchen/breakfast room, attractive gardens with driveway parking and garage.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room has a feature fireplace with a gas fire and a box bay which has French doors opening out to a patio area within the rear garden. The dining room has a bay window to the front, the kitchen/breakfast room has fitted wall and base units which includes an induction hob, electric oven, extractor fan, fridge and dishwasher. A door offers access to the garden as well as a door to the garage. To the first floor are three bedrooms, two of which are good size doubles and benefit from built in storage. The well proportioned family bathroom consists of a bath, separate step in shower, hand basin, W.C. and heated towel rail. Externally to the rear is an attractive garden with lawn, beautifully paved patio and mature planting. To the front is a lawn, driveway parking and garage.

Monkseaton is a highly sought after area with excellent local transport and road links to other coastal towns, as well as Newcastle city centre. The centre of Whitley Bay is close by which offers an array of local shops as well as cafes and restaurants. There is highly regarded schooling nearby.

Entrance Hallway

**Living Room**  
14'10" x 12'10"

**Dining Room**  
15'0" x 12'7"

**Kitchen/Breakfast room**  
15'7" x 8'4"

**Bedroom One**  
15'0" x 11'4"

**Bedroom Two**  
12'11" x 10'0"

**Bedroom Three**  
7'5" x 7'3"

**Bathroom**  
8'7" x 7'5"

**Externally**  
To the rear is an attractive garden with lawn, patio and mature planting. To the front is a lawn, driveway parking and garage.

