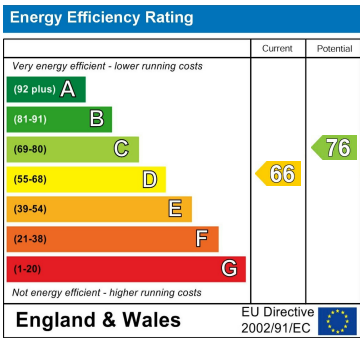
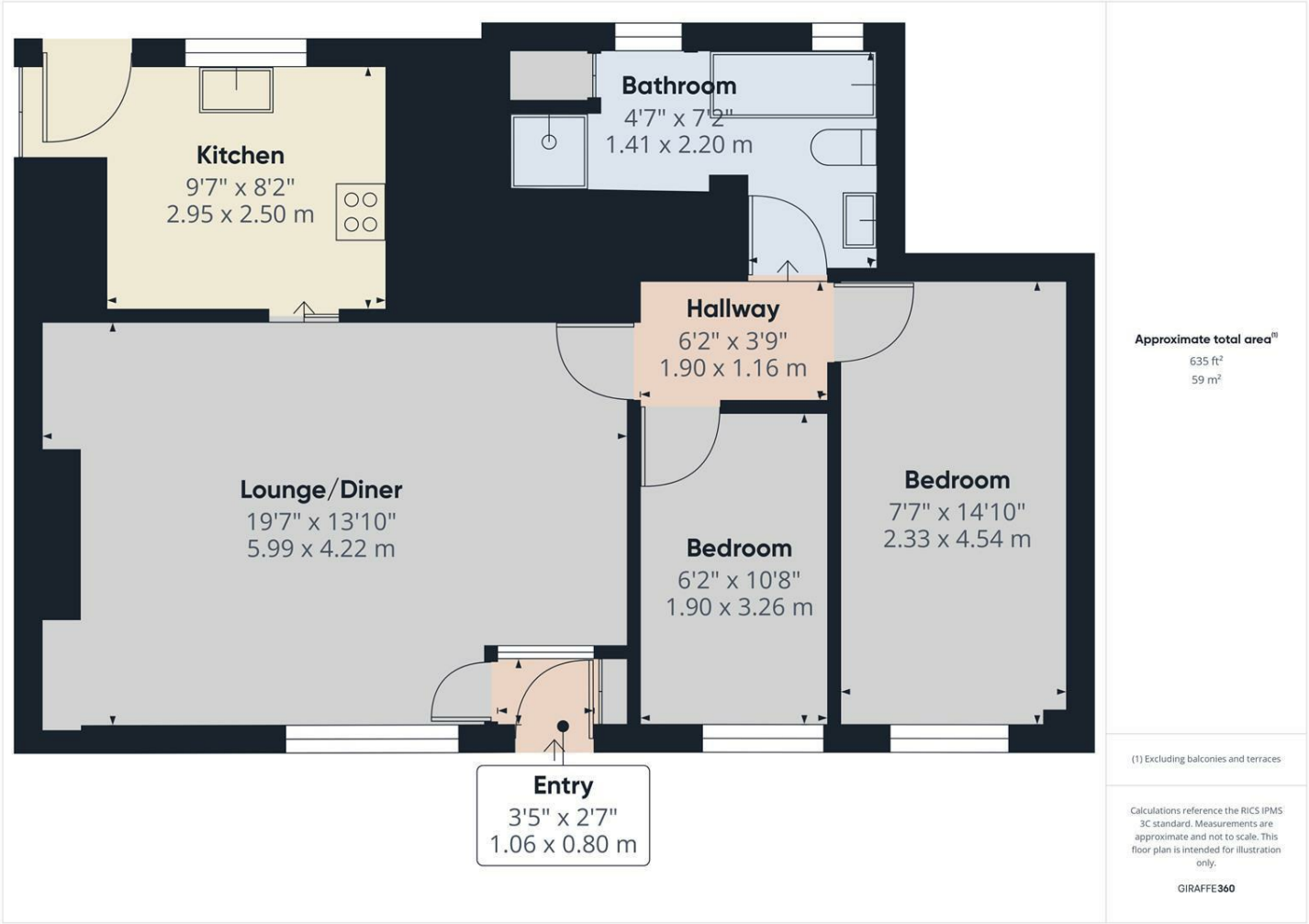




St. Ronans Road, Monkseaton



**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.



Asking Price £140,000



Description

SPACIOUS TWO BEDROOM GROUND FLOOR FLAT  
PERFECTLY POSITIONED IN THE HEART OF MONKSEATON  
- AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this spacious two bedroom ground floor flat, ideally situated within Monkseaton. Modern in design, this property offers two good sized bedrooms, considerable lounge/diner, practical kitchen and bathroom, in addition to a private enclosed rear garden.

Briefly comprising: Private entrance vestibule leading to a spacious lounge/diner which overlooks the front of the property. From here, doors connect to the kitchen and a central hallway which provides access to the two bedrooms and bathroom.

Positioned to the rear, the kitchen houses various fitted wall, base and drawer units, in addition to an integral pantry. Modern in design, the kitchen also provides access to the rear garden.

Progressing back through the lounge, the central hallway allows access to the two good sized bedrooms, both situated to the front of the home. Whilst the bathroom is tucked to the rear, equipped with a bath, shower cubicle, pedestal wash basin and WC, as well as an integral storage cupboard.

Externally, a unique benefit to this property is the private rear garden. An initial pathway leads to a fenced garden area, laid to lawn and housing a garden shed for external storage.

Monkseaton is a village on the outskirts of Whitley Bay, it has excellent local transport links, including the Metro station nearby, as well as road links in to the city centre and other local coastal towns. It is within walking distance to Whitley Bay beach and its closeness to Whitley Bay itself means it benefits from everything this coastal town has to offer.

Private Entrance Vestibule

Lounge/Diner  
19'7" x 13'10"

Kitchen  
9'8" x 8'2"

Bedroom One  
14'10" x 7'7"

Bedroom Two  
10'8" x 6'2"

Shower Room  
7'2" x 4'7"

Private Rear Garden

Tenure

Leasehold - 999 years upon completion

