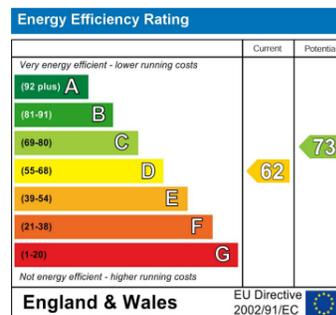




# Mount Close, Whitley Bay



**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.

Offers Over £299,950

## Description

WELL PROPORTIONED TWO BEDROOM SEMI DETACHED BUNGALOW PERFECTLY POSITIONED WITHIN A QUIET CUL-DE-SAC IN WEST MONKSEATON, WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this spacious two bedroom semi detached bungalow, ideally situated within West Monkseaton, Whitley Bay. Boasting two versatile double bedrooms, expansive living space with connecting conservatory, breakfasting kitchen and bathroom. The home is complete with a south facing rear garden, lengthy driveway and garage. The potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Welcoming entrance hallway incorporates an integral cloakroom and adjoins to all rooms of the home.

Initially, the living space is expansive in size and flooded with natural light. Furnished with a feature fireplace housing a gas fire, a sliding door leads into the connecting conservatory. Providing an ideal secondary reception space, the conservatory overlooks and offers access to the south facing rear garden.

Sitting adjacent, the breakfasting kitchen is fully equipped with an array of wood effect wall, base and drawer units and incorporates an oven, hob and extractor. In addition to designated under counter space for appliances and space for a breakfast table for dining. From here, the garage can be accessed.

To the front of the property, the two double bedrooms are positioned with the second bedroom currently being utilised as a dining space.

Completing the home, the bathroom has been thoughtfully configured to include a bath, separate shower cubicle, WC and pedestal wash basin.

Externally to the rear, the south facing garden presents an initial patio area with well maintained lawn and mature shrub borders beyond, inviting the sun throughout the day. Whilst to the front, there is a low maintenance paved garden, sitting aside the lengthy gated driveway leading to the attached garage.

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 excellent schools.

### Entrance Hallway

14'10" x 3'0"

### Living Room

17'7" x 10'11"

### Conservatory

9'4" x 10'0"

### Kitchen

12'0" x 8'10"

### Bedroom One

14'9" x 11'0"

### Bedroom Two

11'5" x 8'10"

### Bathroom

8'5" x 5'4"

### Garage

20'0" x 7'10"

### Front & Rear Gardens

### Tenure

Freehold

