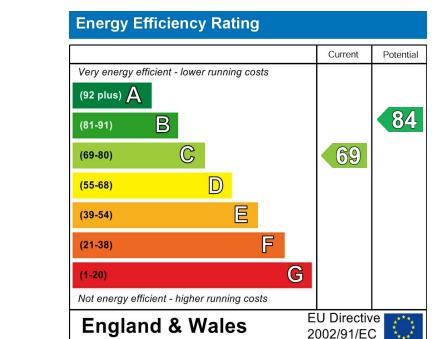




## Monks Wood, North Shields



### 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 £300,000**

## Description

STUNNING THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN MONKS WOOD NORTH SHIELDS - NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive refurbished three bedroom property situated within this popular development. Boasting stylish contemporary interiors, two bathrooms, generous sized garden and driveway parking with a garage.

Briefly comprising: Entrance vestibule leading to a bright and airy living room which overlooks the front of the property. To the rear is an open plan kitchen/diner offering a wonderful space with double patio doors opening out to a patio area within the rear garden. There are high quality fitted wall and base units and a peninsular providing seating and storage. Integrated appliances include an electric hob, oven, extractor fan, fridge/freezer and dishwasher.

To the first floor are three bedrooms, two of which are good sized doubles and one benefits from a newly fitted en-suite shower room boasting modern fittings which includes a step in shower, W.C. vanity unit housing a hand basin and a heated towel rail. The newly fitted bathroom comprises a bath with shower over, W.C. vanity unit housing a hand basin and a heated towel rail.

Externally to the rear is a good sized private garden laid mainly to lawn with a patio and side access to the front garden, driveway parking and garage.

Ideally located within this sought after residential area which has great road, rail links and bus routes to Newcastle city centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth village both offering a great selection of restaurants and cafes.

### Entrance Vestibule

**Living Room**  
14'2" x 11'6"

**Kitchen/Diner**  
19'11" x 9'4"

**Bedroom One**  
13'10" x 9'7"

**En-suite**  
6'1" x 5'5"

**Bedroom Two**  
10'11" x 9'9"

**Bedroom Three**  
9'10" x 8'1"

**Bathroom**  
6'7" x 5'5"

**Externally**  
Externally to the rear is a good sized private garden laid mainly to lawn with a patio and side access to the front garden, driveway parking and garage.

**Tenure**  
Freehold

