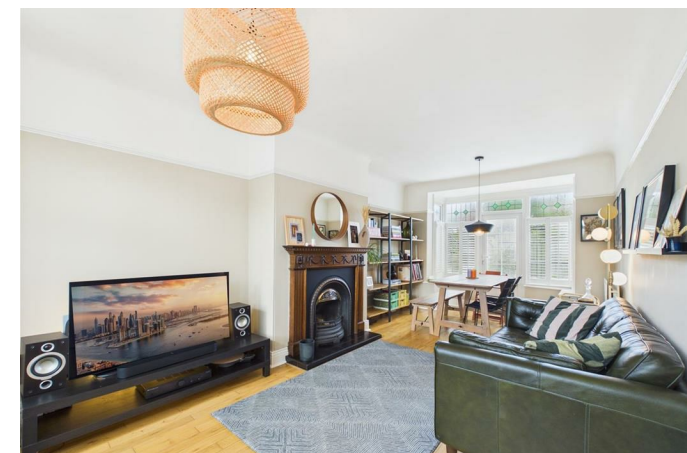




# Thorntree Drive, West Monkseaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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 £295,000

## Description

STYLISHLY PRESENTED TWO BEDROOM SEMI DETACHED HOME IDEALLY SITUATED WITHIN WEST MONKSEATON

Brannen and Partners are delighted to welcome to the market this stylishly presented two bedroom semi detached property, perfectly positioned within West Monkseaton. Boasting well proportioned accommodation and stylish interiors throughout. The home presents two double bedrooms, contemporary kitchen, modern bathroom, convenient utility room, home office space and ample lounge diner, complete with private rear garden, double driveway and garage to the front.

Briefly comprising: Welcoming entrance hallway connects to the principal rooms of the ground floor and offers stairs to the first floor.

Initially, the ample lounge diner is positioned to the left, naturally light due to its dual aspect. Spanning the length of the home, the reception space presents a feature fireplace incorporating an open fire, wood flooring and two bay windows fitted with plantation shutters, with the rear bay housing access to the rear garden.

Progressing into the rear of the home, an initial study space provides a versatile area fit for a multitude of needs, currently utilised as a home office.

An opening leads directly into the contemporary kitchen. Upgraded by the current owners, the kitchen itself offers matte two tone cabinetry, incorporating an integral oven, hob, extractor hood, dishwasher and fridge/freezer, in addition to access to the rear garden and convenient utility space, equipped with further identical cabinetry as well as plumbing and fixtures for a washing machine and tumble dryer.

Upon the first floor, the landing provides access to the two double bedrooms and bathroom. To the front of the home, the primary bedroom features fitted wardrobes and a bay window, finished with plantation shutters. Whilst to the rear, the second bedroom overlooks the quiet local green beyond the garden.

Finalising the home, the modern bathroom is stylish in design, furnished with an integral bath with rainfall shower overhead, WC, heated towel rail and wall mounted bowl style wash basin with storage beneath.

Externally to the rear, the private rear garden is well sized, benefitting from a low maintenance layout of gravelled areas, patio and mature shrub borders. Gate access connects to the local green beyond, whilst to the front the double driveway is fully paved, providing direct access to the 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

9'7" x 3'6"

### Lounge Diner

22'8" x 10'10"

### Office

8'3" x 6'5"

### Kitchen

11'6" x 7'3"

### Utility Room

9'4" x 7'3"

### Landing

3'4" x 3'4"

### Bedroom One

11'9" x 17'8"

### Bedroom Two

8'2" x 9'7"

### Bathroom

4'11" x 7'6"

### Garage

5'4" x 8'0"

### Front & Rear Gardens

### Tenure

Freehold

