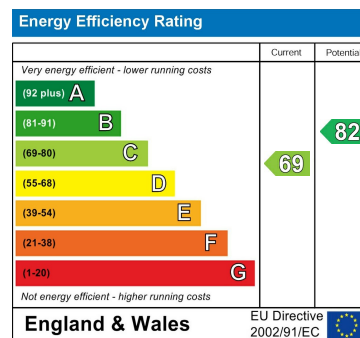




# Kenilworth Road, Whitley Bay



**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 £349,950

## Description

WELL PRESENTED THREE BEDROOM TERRACED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN MONKSEATON

We welcome to the market this well proportioned three bedroom terraced property situated in Monkseaton, conveniently located close to local shops and Metro station. Benefitting from spacious accommodation, kitchen/diner, modern bathroom and private yard.

Briefly comprising: Entrance porch leading to the hallway. Situated to the front of the property is a generous sized living room, featuring decorative coving, bay window and fireplace housing a gas fire. To the rear is a reconfigured open plan kitchen/diner, ideal for family living and entertaining friends. There are a good range of fitted wall and base units with a peninsular providing storage as well as seating, appliances include a Range style oven, extractor hood and dishwasher.

To the first floor is a spacious landing accessing all three bedrooms and bathroom. Two of the bedrooms are generous sized doubles, both featuring decorative fireplaces and one benefits from fitted wardrobes providing additional storage. The modern bathroom is stylishly designed comprising a bath, separate shower and hand basin within a vanity unit. There is a separate W.C. The landing area has a loft hatch with a drop down ladder accessing a partially boarded loft space.

Externally to the rear is a private yard, paved and gravelled offering a pleasant seating area or the option of off street parking. To the front is a low maintenance town garden with wrought iron railings.

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 means it benefits from everything this coastal town has to offer.

## Entrance Porch

## Hallway

## Living Room

14'7" x 12'4"

## Dining Area

15'10" x 12'2"

## Kitchen

12'2" x 9'8"

## Bedroom One

12'5" x 10'9"

## Bedroom Two

12'9" x 12'8"

## Bedroom Three

9'2" x 5'11"

## Bathroom

9'8" x 5'11"

## W.C.

## Externally

To the rear is a private yard, paved and gravelled offering a pleasant seating area. To the front is a low maintenance town garden with wrought iron railings.

## Tenure

Freehold

