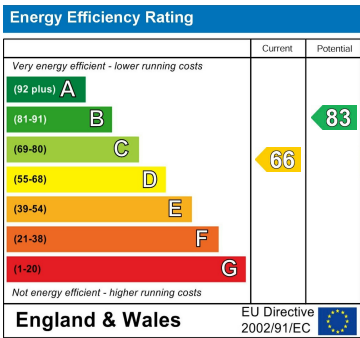




Monks Wood, North Shields



Offers Over £295,000

**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.



Description

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THE SOUGHT AFTER DEVLOPMENT OF MONKS WOOD.

We welcome to the market this immaculate three bedroom semi detached property situated within this popular development in North Shields. Boasting two reception rooms, two bathrooms, south westerly facing garden, driveway parking and a garage.

Briefly comprising: Entrance vestibule giving access to the living room which features a fireplace with an electric fire and a window overlooking the front of the property. To the rear is the dining room which has sliding patio doors leading to the conservatory offering lovely views over the garden. The well equipped kitchen/breakfast room has fitted wall and base units with granite worktops, integrated appliances include an induction hob, extractor fan, double oven and space for a fridge/freezer and washing machine.

To the first floor are three good sized bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room, the second bedroom also has fitted wardrobes providing additional storage. The bathroom comprises a jet spa bath, hand basin, W.C. and heated towel rail.

Externally to the rear is a private south westerly facing garden, well maintained featuring a paved patio, lawn and timber shed with side access to the front. To the front is driveway parking, garage and lawn.

Ideally located within this sought after residential development 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  
14'4" x 11'8"

Dining Room  
10'5" x 9'4"

Conservatory  
12'1" x 8'10"

Kitchen/Breakfast Room  
13'5" x 9'2"

Bedroom One  
14'1" x 9'10"

En-suite  
6'1" x 5'7"

Bedroom Two  
11'0" x 9'11"

Bedroom Three  
9'8" x 8'3"

Bathroom  
6'6" x 5'6"

Externally  
Externally to the rear is a private south westerly facing garden, well maintained featuring a paved patio, lawn and timber shed with side access to the front. To the front is driveway parking, garage and lawn.

Tenure  
Freehold

