

# MOVING HOMES

SALES & LETTINGS



Offers Over £330,000

# Monkhouse Avenue, North Shields

## Offers Over £330,000

Moving Homes welcomes to the market for sale this spacious three bedroom semi-detached family home situated on Monkhouse Avenue within a sought after Estate. Close to primary and secondary schools, super markets, local shops as well as the North East Coastline only a short distance away.

Briefly comprising of: - entrance hallway with storage cupboard and stairs leading to first floor. The through lounge dining room connecting with sliding doors, is dual aspect, allowing the light to flood through. The breakfasting kitchen is to the rear and benefits from a wide range of cabinets, complementing work tops, tiled splash back, ceramic hob, built in oven and access to the garage, wc and rear garden. To the first floor there are three well proportioned bedrooms, two to the front of the property and one to the rear all with fitted storage. There is also a family shower room complete with walk in shower, vanity wash basin, wc and fully tiled for ease of use. Externally there is off street parking for two cars, extended garage and to the rear a mature low maintenance garden.

To secure a viewing please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

### EPC Rating to Follow

Tenure - The agent understands the property to freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band - C £1,973.75 pa

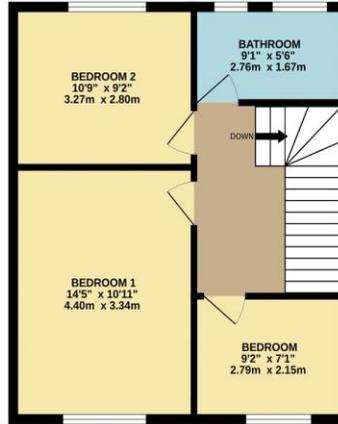
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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