

**F**  
FOR  
SALE

22 FRIARS RISE, WEST MONKSEATON NE25 9BA  
£159,950



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- LOUNGE
- MODERN KITCHEN & BATHROOM WC
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE  
14 x 11'10

KITCHEN  
10'5 x 8'7

BEDROOM ONE  
11'10 x 10'6

BEDROOM TWO  
10'5 x 6'9

BATHROOM WC  
6'8 x 6'1

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This modern and well presented, ground floor flat was built in 2009 and is perfectly located in a popular residential area. It displays a variety of modern features, has no upper chain and is ideal for a range of buyers. With over 590 square foot of accommodation this lovely property comprises of an entrance hallway with storage cupboard and doors to all rooms. There is a light and modern lounge with doors providing access to the outside and views over green fields and the kitchen benefits from a range of units with contrasting worktops and integrated appliances including single oven, gas hob, chimney hood and washing dryer. There are two bedrooms, one with fitted wardrobes, and a modern bathroom benefitting from panellled bath with shower over, pedestal wash basin and low level WC. Externally there is allocated parking.

The superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.



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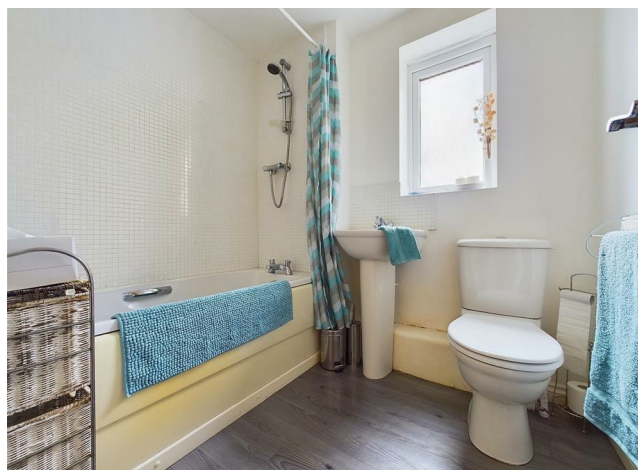


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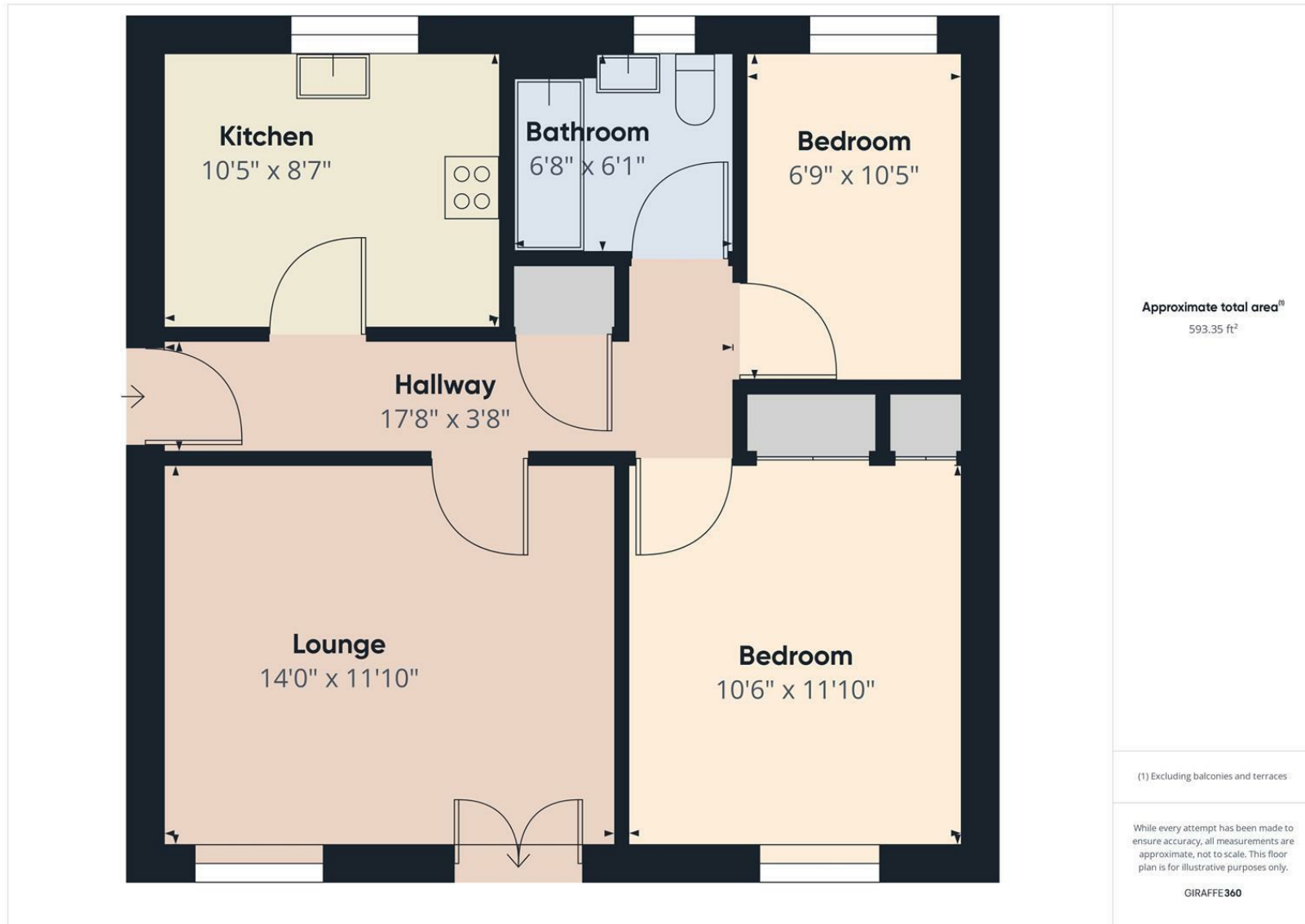


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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

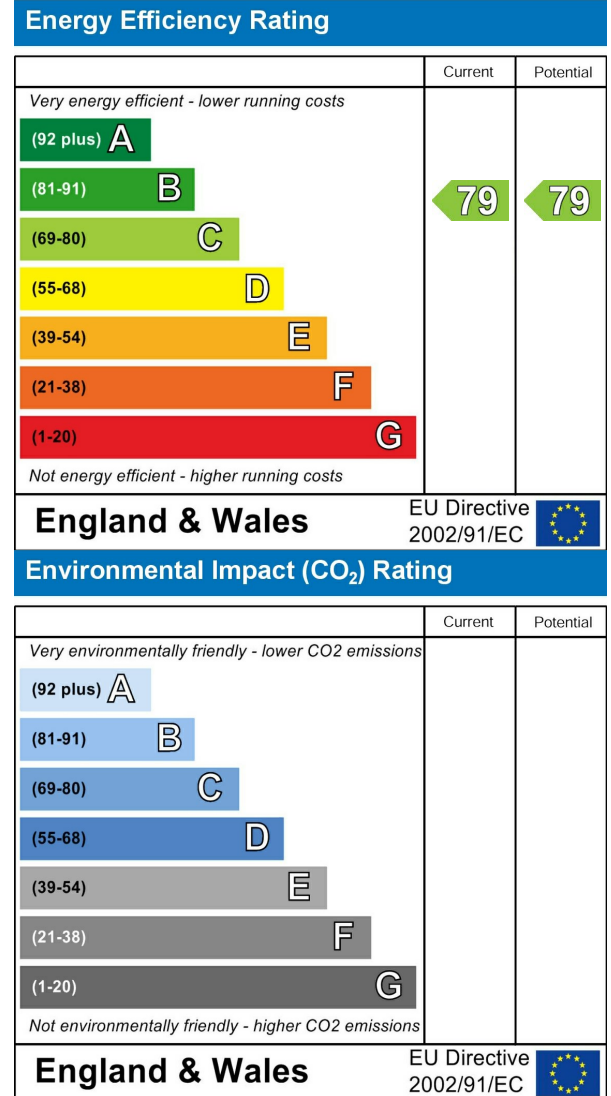
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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