

FOR
SALE

22 MONKS AVENUE, WEST MONKSEATON NE25 9RT
£165,000



2 BEDROOM FLAT

- BEAUTIFUL TWO BEDROOM FIRST FLOOR FLAT
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN
- BATHROOM WC
- DRIVEWAY PARKING
- SUBSTANTIAL NORTH WEST REAR GARDEN
- EPC RATING C

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VESTIBULE

LANDING

LOUNGE DINER
16'11 x 11'2

KITCHEN
10'7 x 7'7

BEDROOM
12'3 x 10'0

BEDROOM
11'4 x 10'2

BATHROOM WC

REAR GARDEN

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This beautiful, spacious two bedroom first floor flat built circa 1930 is perfectly located in a highly sought after residential location and is ideal for first time buyers and young couples.

With over 670 square foot of accommodation, this two bedroom property comprises of a vestibule with stairs to the landing, a spacious lounge diner, a lovely kitchen benefitting from a range of units with solid wood worktops. Integrated appliances include single oven, four ring gas hob, extractor hood, fridge and freezer. There are also two bedrooms and a bathroom WC benefitting from a panelled P-shaped bath with shower over, pedestal washbasin and low level WC. Externally the property benefits from a substantial North West facing rear garden.

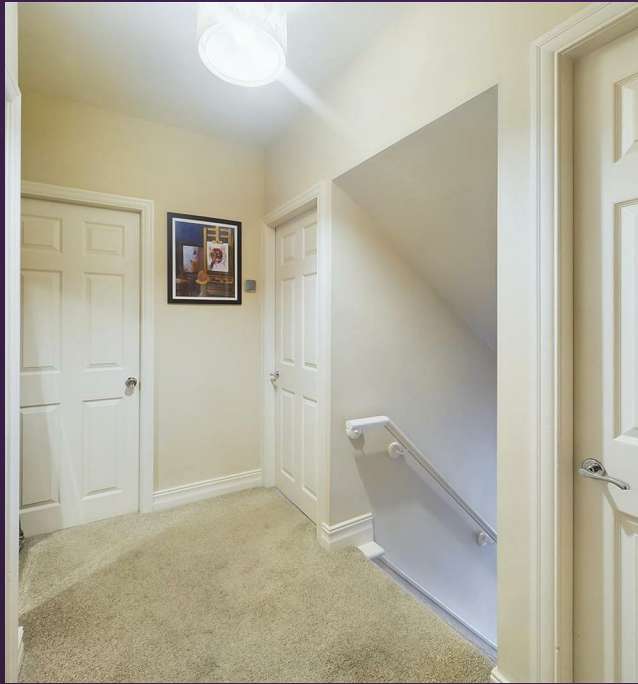
The fabulous location, generous size and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

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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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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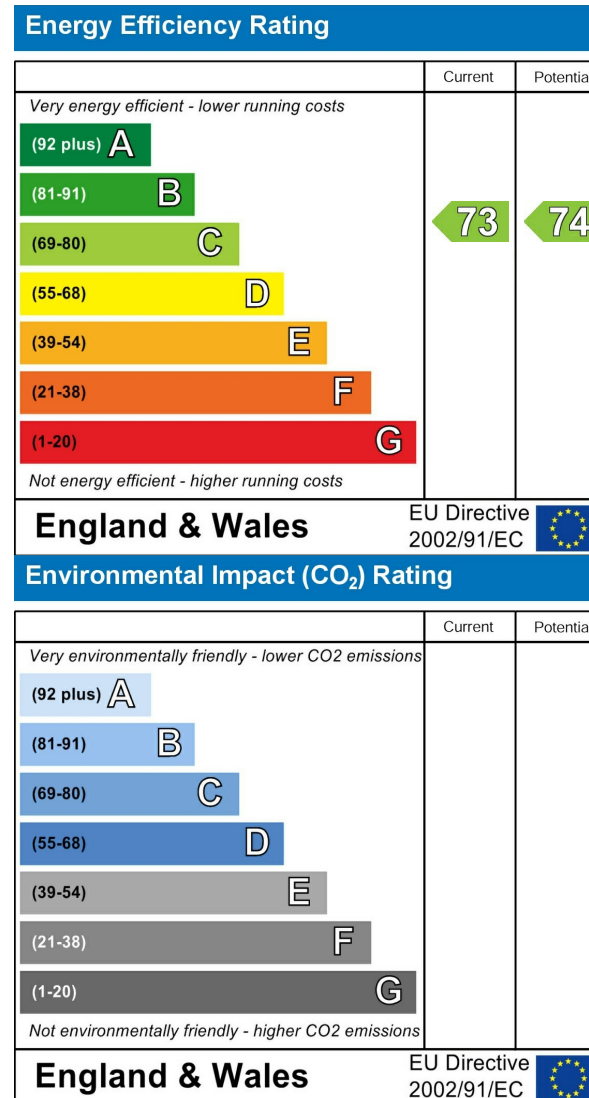
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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