

FOR  
SALE

32 THORNTREE DRIVE, WEST MONKSEATON NE25 9NN  
£340,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL CONVERTED & EXTENDED
- SPACIOUS LOUNGE
- CONTEMPORARY KITCHEN DINER & FAMILY ROOM
- GOOD SIZED BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE  
20'2 x 10'9

KITCHEN DINER & FAMILY ROOM  
25 x 8'6, 17'10 x 6'7, 8'2 x 6'4

LANDING

BEDROOM ONE  
17'6 x 6'2

BEDROOM TWO  
9'6 x 8'1

BEDROOM THREE  
11'11 x 6'6

BATHROOM WC  
15'6 x 15'3

FRONT GARDEN

REAR GARDEN

## 32 THORNTREE DRIVE, WEST MONKSEATON NE25 9NN

This lovely and well presented, semi detached house was built in the 1950's and is perfectly located in a popular residential area. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

With over 1100 square feet of accommodation set over two floors, this charming property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the spacious and stylish reception room and kitchen diner. The contemporary and open plan, kitchen diner and family room easily accommodates a family dining table as well as a seating area and benefits from a good range of units with contrasting worktops, integrated appliances including eye level double oven, induction hob, chimney hood, fridge freezers, dishwasher and washing machine. To the first floor there are three bedrooms, one with fitted wardrobes and a good sized bathroom benefitting from a bath with shower over, vanity wash basin and low level WC. Externally there is a well maintained front garden with driveway parking and a beautiful and secluded rear garden with artificial lawn and planted beds.

The generous size, 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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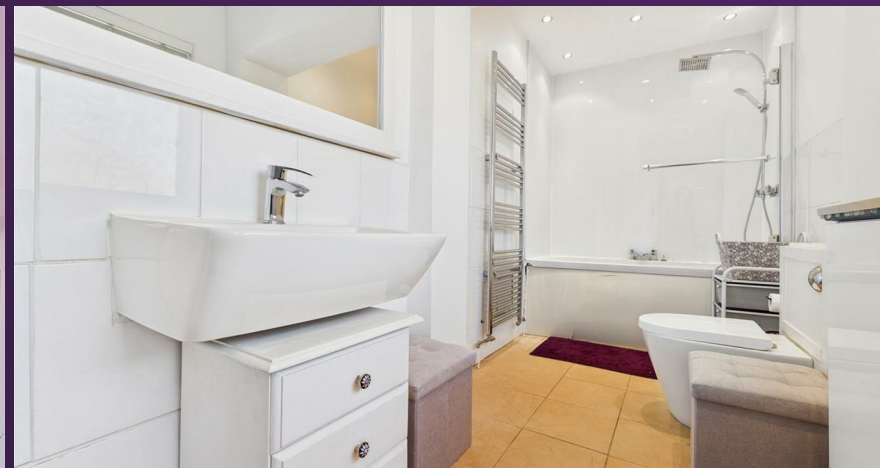
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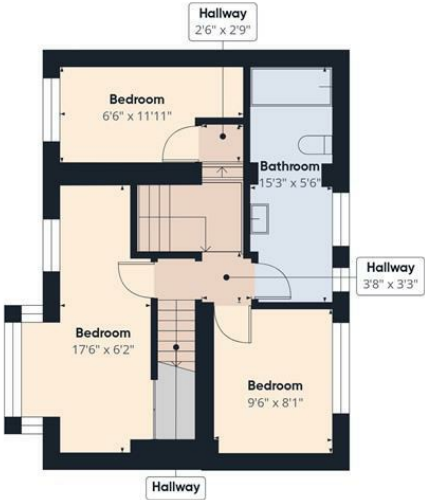
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32 THORNTREE DRIVE  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1126 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	70

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

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