

# TO LET

41 THORNTREE DRIVE, WEST MONKSEATON NE25 9NN  
£1,100 PER CALENDAR MONTH



## 2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- AVAILABLE NOW
- UNFURNISHED
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

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### ENTRANCE HALLWAY

RECEPTION ROOM  
12'10 x 9'9

RECEPTION ROOM  
15'11 x 7'1

KITCHEN  
10'3 x 8'9

### LANDING

BEDROOM ONE  
15'6 x 9'7

BEDROOM TWO  
9'8 x 8'2

BATHROOM WC  
7'7 x 5'5

GARAGE  
10'10 x 8'8

FRONT GARDEN

REAR GARDEN

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This modern semi detached house is perfectly located in a popular residential area. It displays a variety of modern features, is unfurnished, available now and ideal for a range of tenants.

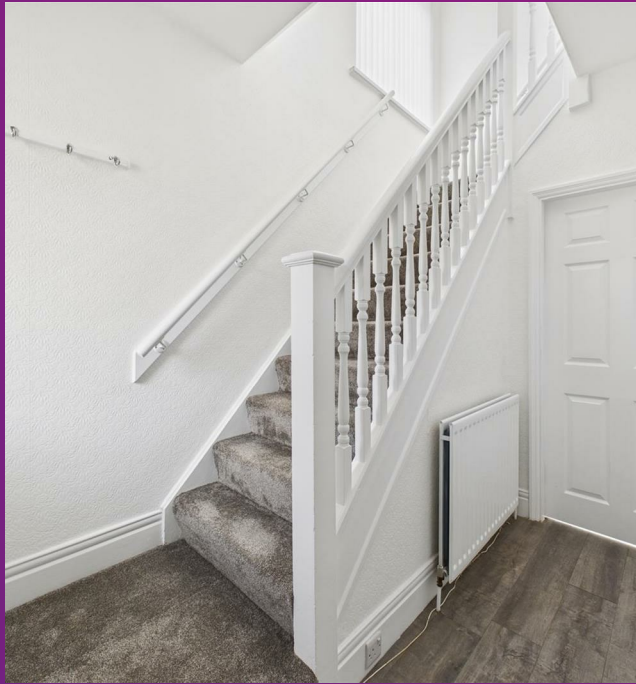
With over 780 square foot of accommodation set over two floors this lovely property comprises of a hall leading to two spacious reception rooms. The modern kitchen benefits from wall, base and drawer units with contrasting worktops, integrated single oven, gas hob, chimney hood and door to the rear garden and garage. To the first floor there are two bedrooms and a modern bathroom benefitting from a panelled bath with shower over, pedestal wash basin, low level WC. Externally there is a front garden with driveway parking and South facing rear garden.

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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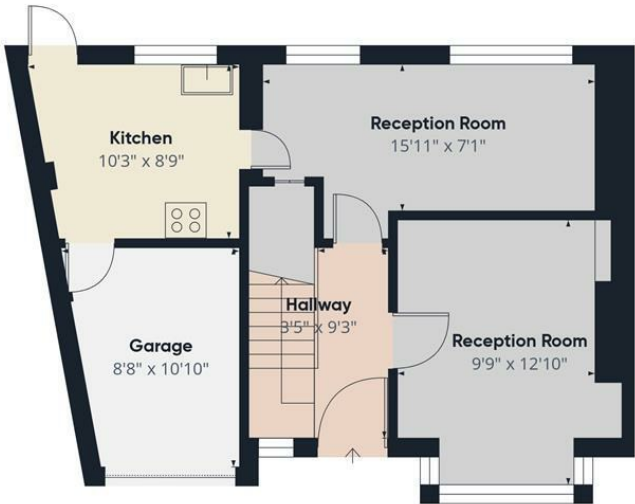
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41 THORNTREE DRIVE  
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
780 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360

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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>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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