





- Semi Detached House
- No Onward Chain
- Great Location
- Close To The Beach
- Gas Central Heating
- Three Bedrooms
- Generous Sized Rooms
- Freehold Property
- Single Garage/Driveway
- Double Glazed





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/YFqGN3Lyeao> \*\*

Monks Way, is a well regarded and sought-after residential location in the heart of Tynemouth. This particular property is a semi detached home and will make a great purchase for the buyer looking for a generous sized family home.

The general make up of the accommodation consists of a sizable entrance hall, living room, dining room, kitchen, and a single garage with a WC. On the first floor, you are presented with three generous bedrooms, a family shower room, and also a bright and spacious landing area. Externally there are gardens to the front and rear along with a driveway leading to the garage. Further benefits to note include gas central heating and double glazing.

This enviable location is within walking distance of Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. A great market is also available in Tynemouth Metro Station which has a wide variety of products and foods. For the growing family the property is well positioned for access to very well-regarded schools

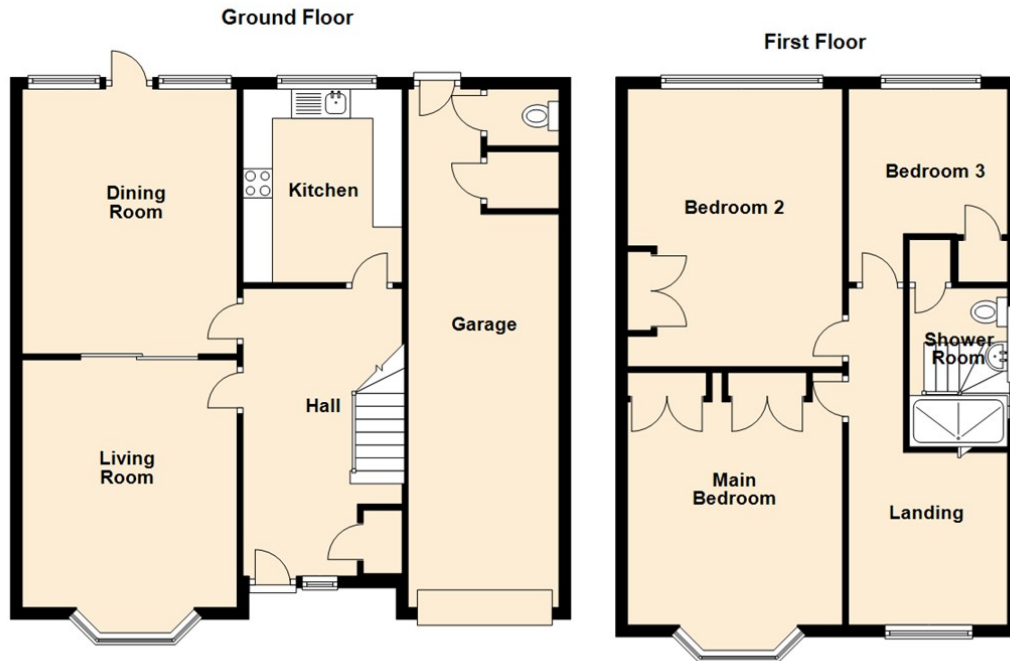
It is fair to say that the property does need updating which has been taken into account at the point of valuation. In order to get a real feel for this home you should view the property as soon as possible. Please call 0191 257 2000 for more information.

#### Tenure

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

Council Tax band \*D\*





- Living Room 13'10" x 12'0" (4.22m x 3.66m)
- Dining Room 14'10" x 12'0" (4.51m x 3.66m)
- Kitchen 10'10" x 8'11" (3.29m x 2.71m)
- Main Bedroom 14'1" x 12'0" (4.30m x 3.66m)
- Bedroom 2 14'11" x 12'0" (4.55m x 3.66m)
- Bedroom 3 10'6" x 8'11" (3.20m x 2.71m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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