

SIGNATURE

NORTH EAST

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 Burnt House Road, Monkseaton NE25 9DZ

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£1,300 Per Calendar Month

Signature North East is delighted to present this charming semi-detached, three-bedroom property in the highly sought-after area of Monkseaton. Ideally situated, the home offers easy access to Whitley Bay's stunning coastline and a variety of local amenities, including shops, cafes, and recreational facilities. The area is well-served by public transport, with the Metro station just a short walk away, providing convenient connections along the coast and direct access to Newcastle City Centre.

Upon entering through the porch, you are welcomed into a generously sized, open-plan living room, featuring a large bay window that floods the space with natural light and a charming feature fireplace. Adjacent to the living room, you'll find a spacious dining room and a beautiful sunroom, perfect for relaxation or entertaining. The well-appointed kitchen, equipped with ample storage and countertop space, leads to a convenient utility room with direct access to the single garage, which features an electric door. Upstairs, the property offers three well-proportioned bedrooms, with the first and second bedrooms easily accommodating double beds and additional furnishings. The family bathroom is complete with a bathtub and overhead shower, hand basin, and W.C. The property also benefits from a large driveway capable of accommodating multiple vehicles.

Available: October 2024
Tenancy Term: 12 months +
Council Tax Band: C
£1,300 PCM

TENANCY APPLICATION FEES:

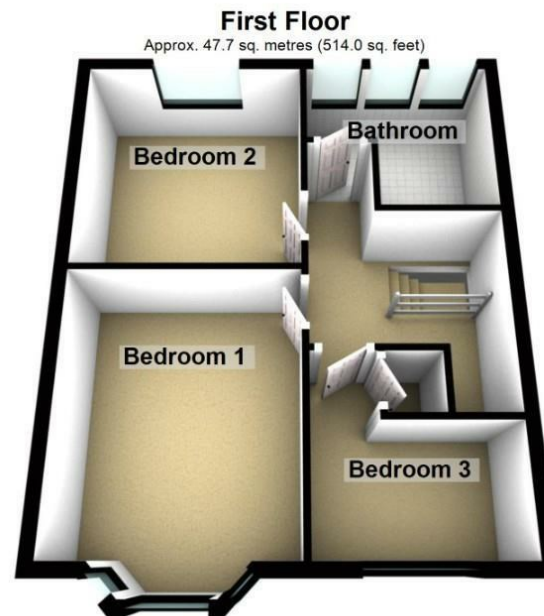
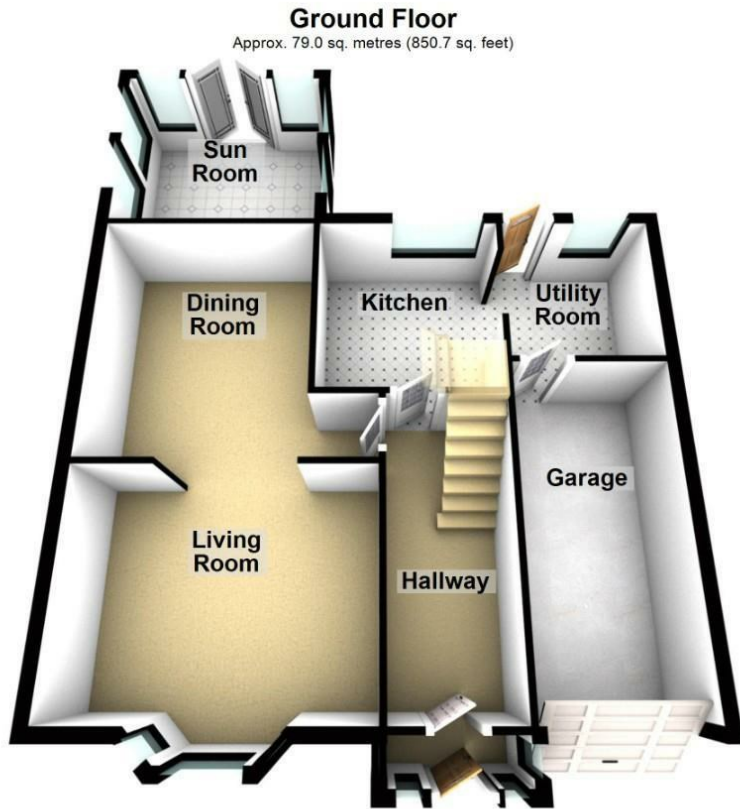
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to 5 weeks' rent. An additional tenancy deposit amount may be requested in certain circumstances.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

LIVING ROOM
14'0" x 10'11"

DINING ROOM
12'7" x 10'8"

KITCHEN
9'2" x 9'1"

SUN ROOM
10'6" x 9'5"

UTILITY ROOM
7'6" x 7'5"

BEDROOM ONE
12'8" x 11'3"

BEDROOM TWO
11'3" x 11'3"

BEDROOM THREE
9'2" x 8'9"

BATHROOM
8'7" x 7'10"

GARAGE
16'2" x 7'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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