



Front Street, Monkseaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £139,950

Description

**** WELL PRESENTED FOUR BEDROOM MAISONETTE SITUATED CENTRALLY WITHIN MONKSEATON - OFFERED WITH NO UPPER CHAIN - CASH BUYERS ONLY ****

Brannen & Partners welcome to the sales market this spacious four bedroom maisonette which is conveniently located close to local amenities including shops and the Metro station. Benefitting from good size accommodation set over two floors.

Briefly comprising: Private entrance hallway with stairs to the first floor landing. The living room overlooks the front of the property and features a fireplace with an electric fire, fitted kitchen which includes an electric hob, oven and extractor fan. There is a further reception room and bedroom on this floor. To the top floor are three bedrooms and bathroom which consists of a bath with shower over, hand basin and W.C.

Monkseaton is a village on the outskirts of Whitley Bay it has excellent local transport links, including the metro station nearby, as well as road links in to the city centre as and other local coastal towns. It is within walking distance to Whitley Bay beach and its closeness to Whitley Bay itself means it benefits from everything this coastal town has to offer.

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Private Entrance Hallway

Living Room
13'10" x 13'6"

Dining Room
14'10" x 13'3"

Kitchen
11'1" x 6'0"

Bedroom Four
9'9" x 6'7"

Bedroom One
14'0" x 11'10"

Bedroom Two
12'2" x 12'0"

Bedroom Three
6'3" x 6'2"

Bathroom

