



Monks Wood, North Shields



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	76	
(69-80)	C		
(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.

Price Guide £350,000

Description

WELL PRESENTED THREE BEDROOM DETACHED PROPERTY SITUATED WITHIN THIS POPULAR DEVELOPMENT OF MONKS WOOD CLOSE TO PRESTON VILLAGE IN NORTH SHIELDS

Brannen & Partners welcome to the market this well proportioned three bedroom detached family home situated in the sought after development of Monks Wood. Offering good size accommodation, South West facing garden, two bathrooms, garage and driveway parking.

Briefly comprising: Entrance hallway leading to the living room which overlooks the front of the property. The open plan kitchen/diner offers a great space for family living. Modern wall and base units provide plenty of storage as well as integrated appliances which include an induction hob, Neff oven and extractor fan. Sliding patio doors offer access to the conservatory which overlooks the rear garden. A handy utility room provides additional storage, plumbing for a washing machine and a dishwasher, there is a separate W.C. and a door opens out to the rear garden. To the first floor are three good size bedrooms, the main bedroom benefits from sliding fitted wardrobes and an en-suite shower room with hand basin and W.C. The modern family bathroom has a bath with shower over, hand basin, W.C. and heated towel rail. Externally to the rear is a South West facing garden with a patio area and artificial lawn. To the front is driveway parking and a garage.

Ideally located within this sought after residential area which has great road, rail links and bus routes to Newcastle city centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth village both offering a great selection of restaurants and cafes.

Entrance Hallway

Living Room
16'5" x 11'10"

Kitchen/Diner
18'0" x 9'1"

Conservatory
13'2" x 9'3"

Utility Room
6'0" x 5'2"

Bedroom One
11'8" x 11'6"

En-Suite
5'5" x 4'10"

Bedroom Two
11'11" x 9'1"

Bedroom Three
12'0" x 8'3"

Bathroom
6'4" x 5'5"

Externally

Externally to the rear is a South West facing garden with a patio area and artificial lawn. To the front is driveway parking and a garage.

