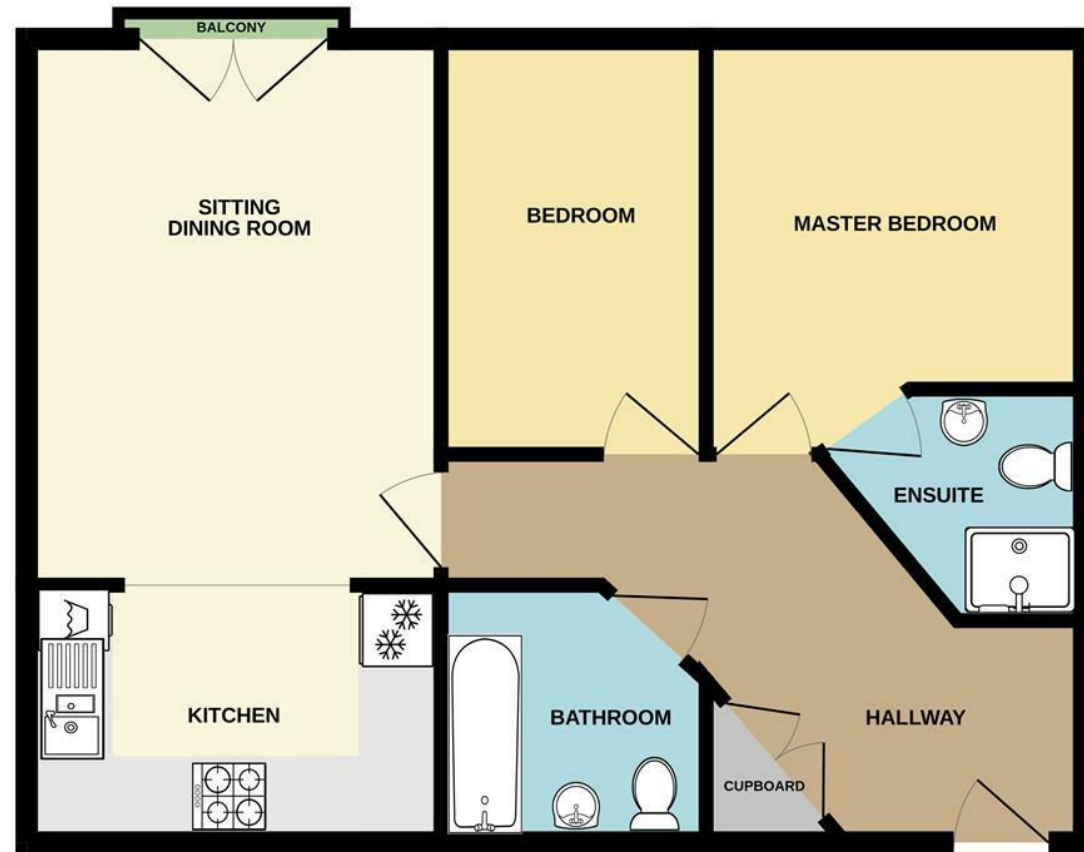


FIRST FLOOR



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



Briar Vale, West Monkseaton



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 £150,000



## Description

TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR DEVELOPMENT IN WEST MONKSEATON OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this two bedroom first floor flat located within this popular location in West Monkseaton. Benefitting from open plan living, two bathrooms and designated parking.

Briefly comprising: Secure communal entrance with stairs to the first floor. The open plan lounge/diner has a Juliette balcony to the front and an opening to the kitchen which has fitted wall and base units, gas hob, electric oven and extractor fan. There are two bedrooms, one of which has an en-suite shower room with hand basin and W.C. The main bathroom consists of a bath, hand basin and W.C. Externally there is a designated parking space.

Monkseaton is a highly sought after area, within walking distance to West Monkseaton Metro station offering excellent access to local restaurants, shops, Newcastle city centre and beyond. The centre of Whitley Bay is close by which offers an array of local shops as well as the newly regenerated seafront and promenade.

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## Secure Communal Entrance

### Private Hallway

### Lounge/Diner

14'8" x 11'5"

### Kitchen

11'2" x 7'1"

### Bedroom One

12'4" x 10'4"

### En-suite

### Bedroom Two

11'3" x 7'3"

### Bathroom

7'4" x 7'1"

### Externally

To the front is designated parking.

