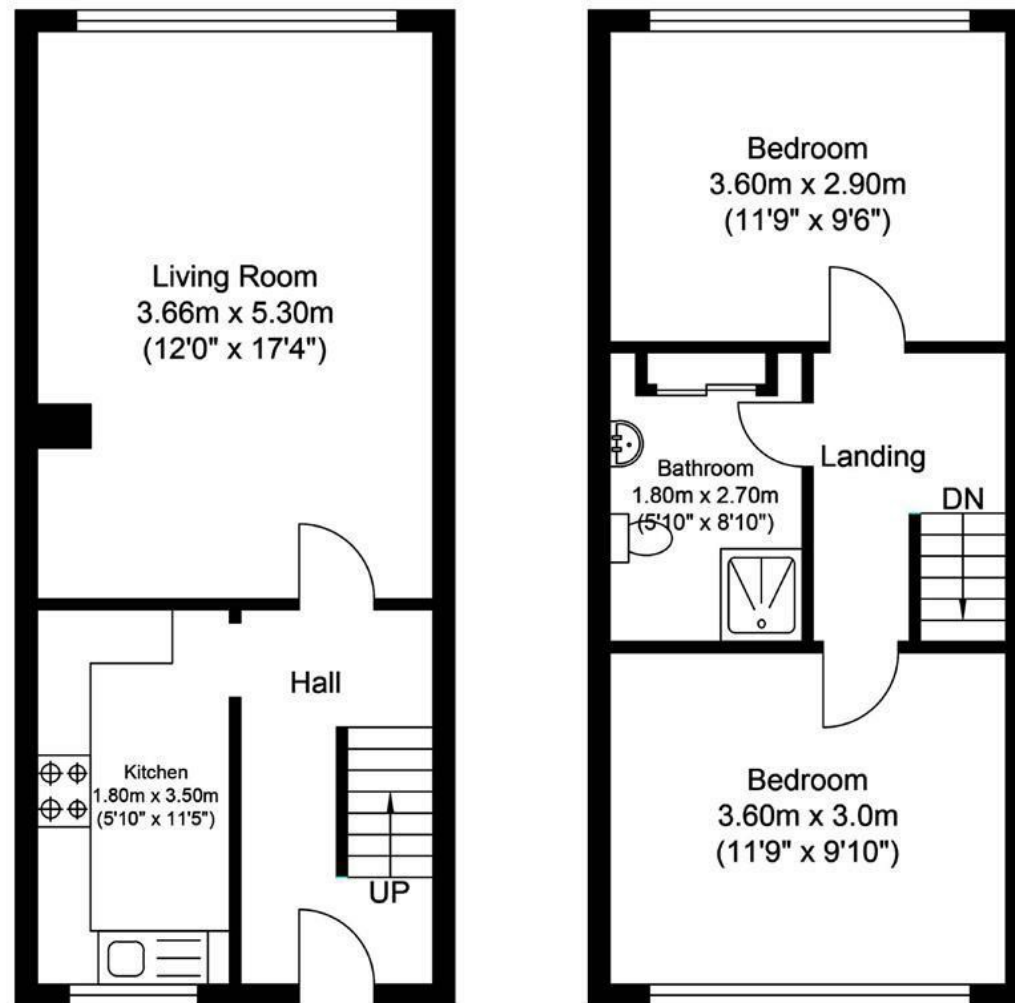




The Fold, Monkseaton



Ground Floor

First Floor

The Fold, Monkseaton Whitley Bay, NE25 8DH
 Approx Gross Internal Floor Area of House 65.86 sq. m. (708.91 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	79
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.

Asking Price £159,950

Description

WELL PRESENTED TWO BEDROOM MAISONETTE WITH A BALCONY AND GARDEN SITUATED CENTRALLY WITHIN MONKSEATON

Brannen & Partners welcome to the market this well proportioned two bedroom maisonette which is conveniently located close to shops and amenities in Monkseaton. Benefitting from a modern kitchen, sunny living room with a balcony, garden and external lockable storage area.

Briefly comprising: Secure communal entrance with stairs to the first floor. Private entrance hallway with stairs to the first floor. The lounge/diner is a bright and airy space with a full height window and a door opening out to a balcony overlooking the front. The modern kitchen has a good range of fitted wall and base units which includes a gas hob, electric oven and fridge/freezer. To the first floor are two double bedrooms, one of which benefits from fitted wardrobes providing additional storage. The shower room is a wet room style with a hand basin and WC.

Communal Entrance

Private Entrance Hallway

Lounge/Diner

17'4" x 11'11"

Kitchen

8'10" x 5'10"

Bedroom One

11'10" x 10'2"

Bedroom Two

11'11" x 8'9"

Shower Room

8'10" x 5'10"

Externally

To the rear of the property there is a lawned garden. There are two secure external storage cupboards ideal for storing garden/sports equipment, one is a shared cupboard with the neighbour.

