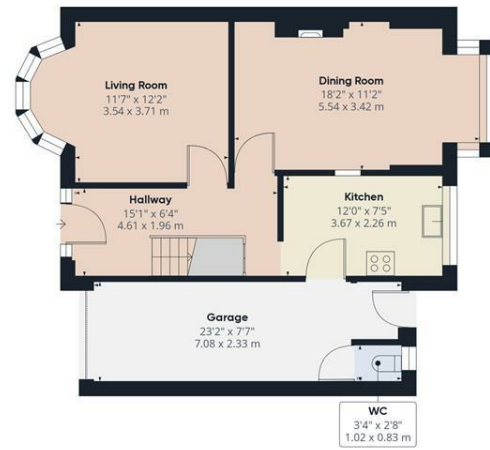
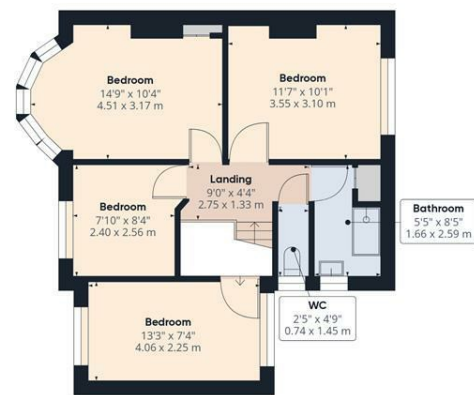




Westward Green, Whitley Bay



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1250.73 ft²
116.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(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 £299,950

Description

SUBSTANTIAL FOUR BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN SOUGHT AFTER AREA OF WEST MONKSEATON, IN NEED OF MODERNISATION

Brannen & Partners welcome to the market this extended four bedroom semi-detached family home situated in West Monkseaton. Benefitting from two spacious reception rooms, four sizeable bedrooms, fitted kitchen and bathroom, complete with gardens to the front and rear, driveway and garage. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Welcoming entrance hallway, with stairs to the first floor, storage cupboard, and access to all principal rooms of the ground floor. The bright and inviting living room houses an original bay window to the front, flooding the space with natural light. Well sized, the space overlooks the greenery of the well maintained front garden.

Situated to the rear of the home, the dining room offers ample space, similarly incorporating a large bay window which currently houses a six seater dining table. With a feature fireplace and facing the secluded rear garden, the secondary reception space provides a tranquil space to unwind. Into the kitchen, there are several fitted wall and base units and space for under counter appliances, as well as an integral under stair pantry cupboard and access to the garage. Fitted with plumbing for utilities, powerpoints, lighting and a downstairs WC, the garage offers ample storage and access to both the front and rear of the home.

To the first floor are four bedrooms, three of which are doubles. Bedrooms one and two provide fitted storage, whilst the third and fourth bedroom offer versatile spaces that can be adapted for a multitude of needs. Completing the first floor, the family bathroom consists of partially tiled walls, walk in shower, hand basin, integral storage cupboard and separate W.C adjacent to this room.

Externally to the rear, is a considerable private garden with a well maintained lawn, mature shrubs and timber sheds. To the front is a block paved driveway, a small garden and garage.

West Monkseaton is a popular residential area with a good range of local amenities including shops, cafes and restaurants. This property is within walking distance to West Monkseaton Metro station providing excellent access to other coastal areas and Newcastle City centre. Whitley Bay is close by offering beautiful beaches and excellent schools.

Hallway

15'1" x 6'5"

Living Room

11'7" x 12'2"

Dining Room

18'2" x 11'2"

Kitchen

12'0" x 7'4"

Garage

23'2" x 7'7"

WC

3'4" x 2'8"

Landing

9'0" x 4'4"

Bathroom

5'5" x 8'5"

Bedroom One

14'9" x 10'4"

Bedroom Two

11'7" x 10'2"

Bedroom Three

13'3" x 7'4"

Bedroom Four

7'10" x 8'4"

Rear Garden

Tenure

Freehold

