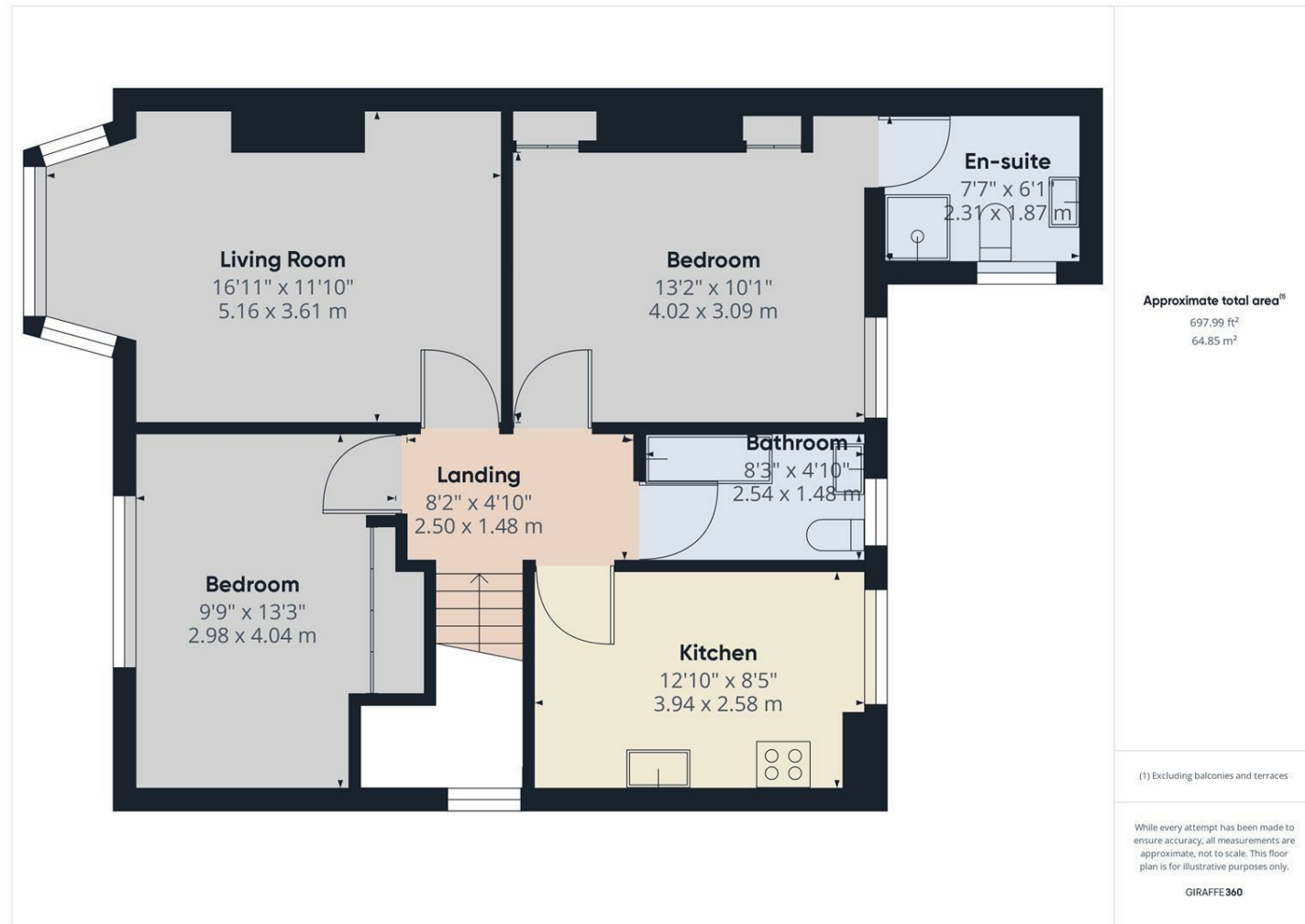
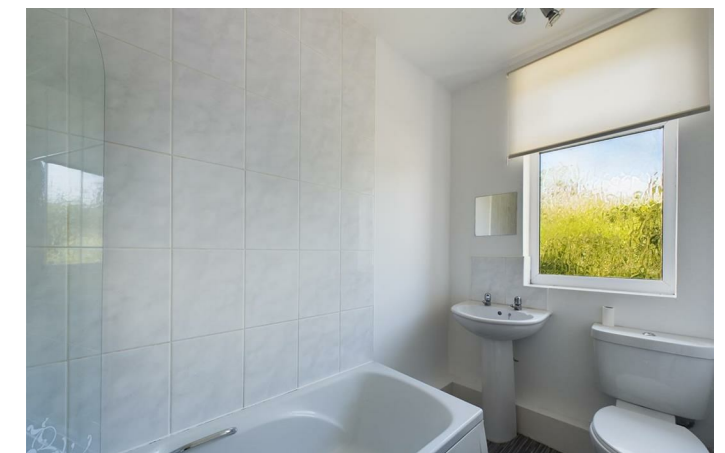




Fairfield Green, West Monkseaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(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 £145,000

Description

SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WITH GARDEN AND DRIVEWAY PARKING SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA OF MONKSEATON - NO UPPER CHAIN

Conveniently located close to amenities in West Monkseaton we welcome to the market this two bedroom first floor flat. Offering good size accommodation, two bathrooms, shared rear garden and driveway parking. Showing fantastic potential for a range of buyers including first time buyers and buy to let investors.

Briefly comprising: Private entrance hallway with stairs to the first floor landing giving access to all rooms. The living room is a bright room with a bay window overlooking the front of the property. The kitchen has fitted wall and base units housing an integrated gas hob and electric oven. There are two double bedrooms, one benefits from an en-suite shower room with hand basin and W.C. The main bathroom comprises a bath with shower attachment, hand basin and W.C.

Externally to the rear is a garden laid mainly to lawn and to the front is a driveway offering off street parking.

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.

Entrance Hallway

Landing

Living Room

16'11" x 11'10"

Bedroom One

13'2" x 10'1"

En Suite Shower Room

7'6" x 6'1"

Bedroom

13'3" x 9'9"

Kitchen

12'11" x 8'5"

Externally

To the rear is a garden laid mainly to lawn and to the front is a driveway offering off street parking.

Tenure

Leasehold - 999 years

