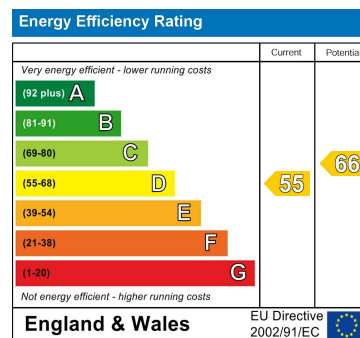




# Front Street, Monkseaton



### 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.

Asking Price £725,000

## Description

RARE TO THE MARKET IS THIS SUBSTANTIAL SEVEN BEDROOM SEMI DETACHED PROPERTY SITUATED CENTRALLY WITHIN MONKSEATON

Brannen & Partners are delighted to welcome to the market this unique seven bedroom property which is conveniently located centrally within Monkseaton. Boasting spacious accommodation set over three floors, some period features and two entrances offering separate living areas if required.

Briefly comprising: Entrance to a spacious hallway leading to the main reception rooms and stairs to the first floor. The living room has a bay window with sash windows to the front, decorative coving and a feature fireplace with a multi fuel burning stove. A second reception room offers another well proportioned room with a multi fuel stove, a sitting area overlooks the garden with double doors opening out to a patio area. The well equipped kitchen/diner has fitted wall and base units with a central island, integrated appliances include a gas hob, double oven, extractor hood and dishwasher. An inner lobby offers access out to the rear yard as well as a handy utility room providing additional storage and plumbing for a washing machine. From the utility room a door leads to a hallway where there is a second entrance door to the front. Another reception room overlooks the garden and a versatile room could be used as a home office or bedroom if required. There is a fully tiled shower room which comprises a walk in shower, hand basin and W.C.

To the first floor is a split landing giving access to five generous sized bedrooms and family bathroom comprising a bath with shower over, hand basin and W.C. The landing also benefits from loft access via a drop down ladder where the loft is fully boarded with lighting.

To the top floor are two further bedrooms and walk in cupboard providing a generous amount of storage space.

Externally to the front and side are well maintained gardens which feature patio areas, lawn and mature planting. To the rear is a private yard.

Monkseaton is a village on the outskirts of Whitley Bay, it has excellent local transport links, including the Metro station nearby, as well as road links in to the city centre as and other local coastal towns. It is within walking distance to Whitley Bay beach and its closeness to Whitley Bay itself means it benefits from everything this coastal town has to offer.

## Entrance Hallway

**Living Room**  
15'2" x 14'10"

**Sitting/Reception Room**  
14'11" x 13'7"

**Kitchen/Breakfast Room**  
19'4" x 12'11"

**Inner Lobby**

**Utility Room**  
11'9" x 8'2"

**Reception Room**  
15'0" x 13'9"

**Study/Bedroom**  
13'9" x 9'0"

**Shower Room**  
13'10" x 5'2"

**Bedroom**  
14'8" x 12'5"

**Bedroom**  
13'9" x 13'8"

**Bathroom**  
8'5" x 7'3"

**W.C.**

**Bedroom**  
11'0" x 6'9"

**Bedroom**  
11'8" x 11'5"

**Bedroom**  
11'3" x 9'10"

**Bedroom**  
16'6" x 9'2"

**Bedroom**  
14'0" x 9'0"

**Externally**  
Externally to the front and side are well maintained gardens which feature patio areas, lawn and mature planting. To the rear is a private yard.

**Tenure**  
Freehold

