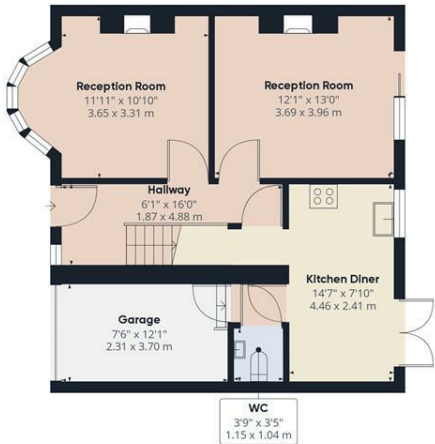
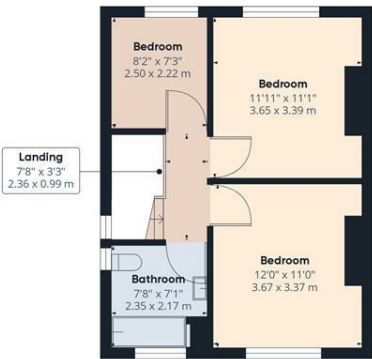




Hermiston, Whitley Bay



Approximate total area<sup>(1)</sup>  
1023.22 ft<sup>2</sup>  
95.06 m<sup>2</sup>

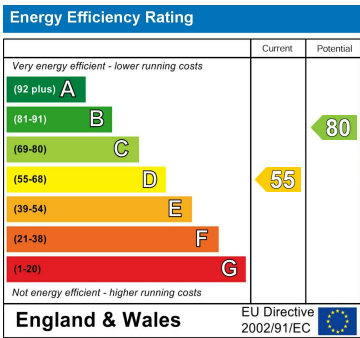


(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**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 £350,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, SITUATED UPON A HIGHLY SOUGHT AFTER ESTATE IN MONKSEATON

Brannen & Partners are delighted to bring to the market this well presented three bedroom semi detached family home, perfectly positioned aside Valley Gardens Middle School and Whitley Bay High School, upon a sought after residential estate. Boasting sizeable accommodation throughout, the home benefits from: a reconfigured kitchen/diner with French doors, two generous reception rooms, three good sized bedrooms, family bathroom and convenient downstairs WC, complete with West facing rear garden, driveway parking and garage.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor, provides access to all principal rooms of the ground floor. To the left, the initial reception room sits to the front of the property. Presenting a vibrant and warm colour scheme, the inviting living room is furnished with a feature fireplace with log burner and bay window fitted with plantation shutters, offering a relaxing space to unwind. Moving into the rear reception room, the space mirrors the design of the first, additionally providing access to the garden via a sliding door.

Situated adjacent to the rear reception room, the ample reconfigured kitchen/diner has an open plan layout, the kitchen houses several fitted wall, base and drawer units, framed with solid wood worktops. Integral appliances include: extractor hood, induction hob, oven, sink and dishwasher, as well as potential space for a fridge freezer. In addition, the kitchen offers ample dining space beneath a Velux window, whilst double French doors lead out to the rear garden. The convenient downstairs WC and garage can also be accessed from here.

Upon the first floor, the landing provides access to the three bedrooms and family bathroom. Two of the three bedrooms are doubles, whilst the third is currently utilised as a home office. Completing the first floor, the sizeable family bathroom benefits from a P shaped bath with shower overhead, pedestal wash basin, integral shelving and heated towel rail,

Externally, the West facing rear garden, initially presents decking, with lawn beyond this. Finished with a secure fenced boundary and garden shed for storage. To the front of the home, a small lawned garden sits alongside the driveway, with access to the spacious garage fitted with plumbing for utilities.

Monkseaton is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Hallway  
6'1" x 16'0"

Living Room  
11'11" x 10'10"

Dining Room  
12'1" x 12'11"

Kitchen Diner  
14'7" x 7'10"

WC  
3'9" x 3'4"

Landing  
7'8" x 3'2"

Bedroom One  
11'11" x 11'1"

Bedroom Two  
12'0" x 11'0"

Bedroom Three  
8'2" x 7'3"

Bathroom  
7'8" x 7'1"

Garage  
7'6" x 12'1"

Rear Garden

Tenure  
Freehold

