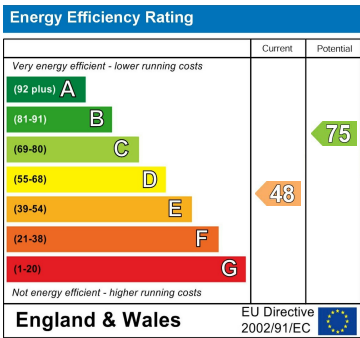




Hazeldene, Monkseaton



Price Guide £369,950

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.

Description

I** Best and Final Offers 19th Dec at 11am**
MMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME,
SITUATED UPON A HIGHLY SOUGHT AFTER ESTATE IN MONKSEATON - AVAILABLE
WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this refurbished 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 and immaculately presented, the home benefits from: a superbly reconfigured living kitchen/diner with bifolding doors, generous front facing reception room with log burner, convenient utility space and downstairs WC, in addition to three good sized bedrooms, family shower room and WC, complete with West facing rear garden and useful outbuilding for external storage.

Briefly comprising: Ample 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 warm colour scheme, the inviting living room has a feature fireplace with log burner and bay window.

To the rear of the home, the superbly reconfigured living kitchen/diner boasts a social open plan layout, incorporating access to both a useful utility with plumbing and fittings for a washing machine and tumble dryer, and downstairs WC. Herringbone flooring creates a natural flow between the snug living space and breakfasting kitchen, whilst bifolding doors help to connect with the outdoor seamlessly.

Presenting an island layout with stool seating, the shaker style two tone kitchen houses several fitted wall, base and drawer units, framed with Quartz worktops. Integral appliances include: induction hob with fitted extractor, eye level oven, one and a half bowl sink, fridge freezer, wine cooler and dishwasher. In addition, the expansive room offers ample dining space.

Upon the first floor, the landing provides access to the three bedrooms, family bathroom and separate WC. Two of the three bedrooms are doubles, whilst the third is currently utilised as a home office/dressing space. The primary bedroom sits to the front of the property. Beautifully presented, the bedroom presents fitted wardrobes, wall panelling, feature decorative fireplace and bay window with fitted seat and plantation shutters. To the rear, the second bedroom is of a similar design and size, complete with ladder to the sizeable loft space incorporating a Velux window. Finalising the first floor, the thoughtfully designed family shower room benefits from a curved shower cubicle, heated towel rail and vanity wash basin with storage beneath. A separate WC sits adjacent.

Externally, the West facing rear garden, initially presents a patio, with raised lawn beyond this. Finished with a secure fenced boundary and garden shed for storage. To the front of the home, is a small patio garden with pathway access to an outbuilding for further storage.

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
11'10" x 6'1"

Living Room
11'11" x 12'0"

Kitchen Diner
16'11" x 21'7"

Utility Room
4'9" x 6'3"

WC
5'2" x 2'6"

Landing
10'11" x 3'1"

Bedroom One
12'2" x 11'0"

Bedroom Two
12'0" x 11'0"

Bedroom Three
7'11" x 7'2"

Bathroom
4'8" x 7'0"

WC
2'7" x 4'0"

Loft Space
12'7" x 17'5"

Outhouse

Rear Garden

Tenure
Freehold

