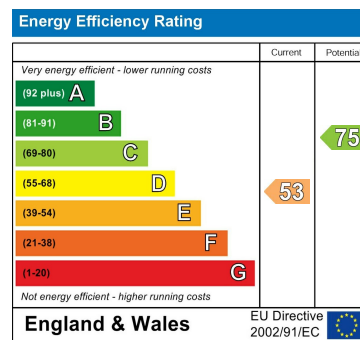




Monks Avenue, West Monkseaton



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.

Price Guide £145,000

Description

BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR AREA OF WEST MONKSEATON - IN NEED OF MODERNISATION AND AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners present to the market a wonderful opportunity to acquire this spacious two bedroom first floor flat, situated close to amenities in West Monkseaton. Benefitting from two good sized bedrooms, bright and airy living space, fitted kitchen and bathroom in addition to a substantial private rear garden. Appealing to a range of buyers including first time buyers, downsizers and buy to let investors.

Briefly comprising: Private entrance vestibule with stairs to the first floor landing. To the front of the home the living room is a bright and airy space due to its south facing position with a bay window overlooking the front of the property and archway connecting the open plan layout. The second bedroom of the two doubles sits adjacent to the living room, whilst the principal bedroom is tucked to the rear overlooking the rear garden.

Next, the modern and well sized bathroom is minimal in design presenting stone tiling and muted grey decor furnished with a WC, pedestal wash basin and bath with shower overhead. Completing the home the kitchen houses fitted units incorporating a sink and integral pantry, in addition to designated space for appliances and access to the rear staircase to the garden.

Externally to the rear is a substantial private garden benefitting from a large lawn and patio area in addition to an outbuilding for storage. Uninterrupted, the position of the garden ensures sun throughout the day.

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 Vestibule

3'2" x 5'10"

Landing

4'7" x 9'4"

Living Room

11'3" x 11'1"

Kitchen

10'5" x 7'7"

Bedroom One

10'5" x 12'4"

Bedroom Two

9'11" x 11'6"

Bathroom

7'1" x 5'8"

Rear Lobby

Rear Garden

Tenure

Leasehold - Share of Freehold - 961 years remaining

