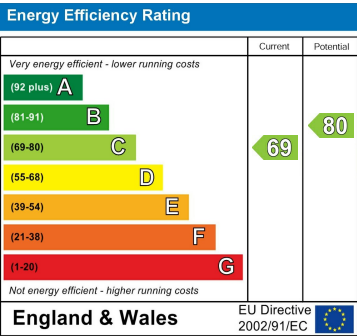




Bromley Avenue, Monkseaton



**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 £365,000



Description

WELL 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 well presented three bedroom semi detached family home, perfectly positioned overlooking a local green upon a sought after residential estate. Boasting sizeable accommodation throughout, the home benefits from an extended kitchen/diner with French doors, two generous reception rooms, three good sized bedrooms, family bathroom, accessible loft space and convenient downstairs shower room, complete with West facing rear garden, driveway parking and garage.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor and provides access to all principal rooms of the ground floor, incorporating under stair storage. To the right, the initial reception room sits to the front of the property. Presenting a a vibrant and warm colour scheme, the inviting living room is furnished with a feature fireplace with log burner and large picture window, offering a relaxing space to unwind. Moving into the rear reception room the space mirrors the design of the first, housing a further feature fireplace housing a gas fire and marble insert.

Situated adjacent to the rear reception room, the ample extended 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, sink and dishwasher, as well as designated space for a range cooker, fridge freezer and washing machine. In addition the kitchen offers dining space, whilst double French doors lead out to the rear garden. Progressing back to the hallway, the downstairs shower room can be accessed beneath the staircase. Thoughtfully configured, the space features a shower cubicle, WC and heated towel rail, in addition to integral storage and access to the sizeable pantry leading to the garage.

Upon the first floor, the landing provides access to the three bedrooms, family bathroom and loft space. Two of the three bedrooms are doubles with the primary bedroom housing fitted wardrobes. Completing the first floor, the sizeable family bathroom benefits from walk in rainfall shower, separate bath, bowl style vanity wash basin with storage beneath, WC and heated towel rail.

An added benefit of this ideal home is the converted loft space. Accessible via a ladder style staircase, the loft space is currently utilised as a home office, fitted with a Velux window and incorporating eaves storage.

Externally the West facing rear garden, initially presents a patio with lawn beyond this. Finished with a secure fenced boundary. To the front of the home, a small low maintenance garden sits alongside the driveway with access to the spacious garage.

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  
16'0" x 6'5"

Living Room  
13'9" x 11'7"

Dining Room  
13'9" x 11'6"

Kitchen Diner  
10'11" x 14'4"

Shower Room  
3'6" x 10'1"

Pantry  
4'10" x 6'11"

Landing  
8'7" x 3'5"

Bedroom One  
13'8" x 11'9"

Bedroom Two  
13'8" x 11'7"

Bedroom Three  
9'6" x 6'5"

Bathroom  
11'5" x 6'5"

Loft Space  
16'0" x 10'5"

Garage  
10'0" x 7'5"

Rear Garden

Tenure  
Freehold

