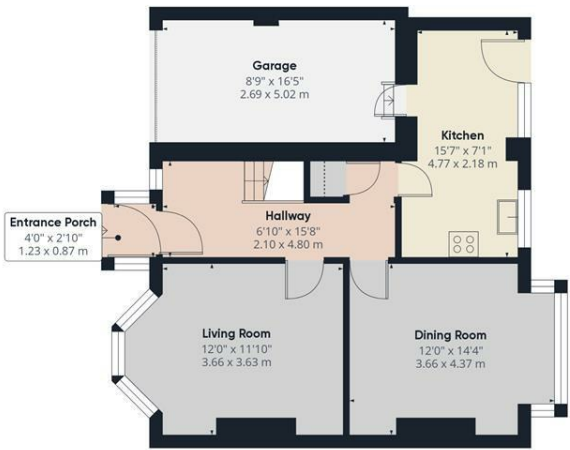
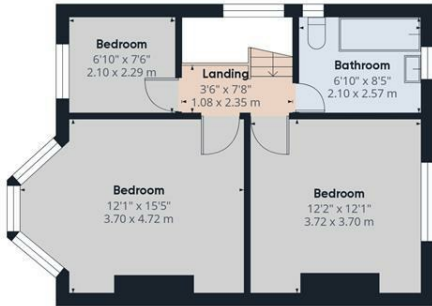




Langley Avenue, West Monkseaton



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1167.45 ft<sup>2</sup>  
108.46 m<sup>2</sup>

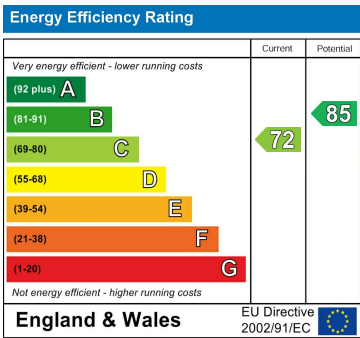
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Price Guide £320,000

**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

SPACIOUS THREE BEDROOM SEMI DETACHED HOME, SITUATED IN SOUGHT AFTER AREA OF WEST MONKSEATON - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well presented three bedroom semi detached property, situated in the heart of West Monkseaton. Benefitting from two spacious reception rooms, three good sized bedrooms, breakfasting kitchen and bathroom, complete with well maintained south facing rear garden and paved driveway to the front. The potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance vestibule opens into ample hallway with stairs to the first floor and access to all rooms of the ground floor level, incorporating an under stair storage cupboard. The bright and inviting living room has an original bay window to the front, flooding the space with natural light.

Situated to the rear of the home, the dining room mirrors the initial reception room in design, again beautifully light due to the bay window and south facing position. Moving into the breakfasting kitchen, there are several fitted wall, drawer and base units as well as space for dining. Integral appliances include: oven, hob and extractor hood as well as designated space for further appliances, complete with access to the rear garden and garage.

To the first floor are three bedrooms, two of which are doubles. Completing the first floor, the sizeable family bathroom features contrasting tiling and is fitted with W.C, bath with shower overhead and pedestal wash basin.

Externally to the rear is a well maintained south facing garden with gravelled section, lawn and secure fenced boundary. Whilst the front of the property is fully paved for low maintenance and off street parking.

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 Porch  
4'0" x 2'10"

Hallway  
6'10" x 15'8"

Living Room  
12'0" x 11'10"

Dining Room  
12'0" x 14'4"

Kitchen  
15'7" x 7'1"

Landing  
3'6" x 7'8"

Bedroom One  
12'1" x 15'5"

Bedroom Two  
12'2" x 12'1"

Bedroom Three  
6'10" x 7'6"

Bathroom  
6'10" x 8'5"

Garage  
8'9" x 16'5"

Rear Garden

Tenure  
Freehold

