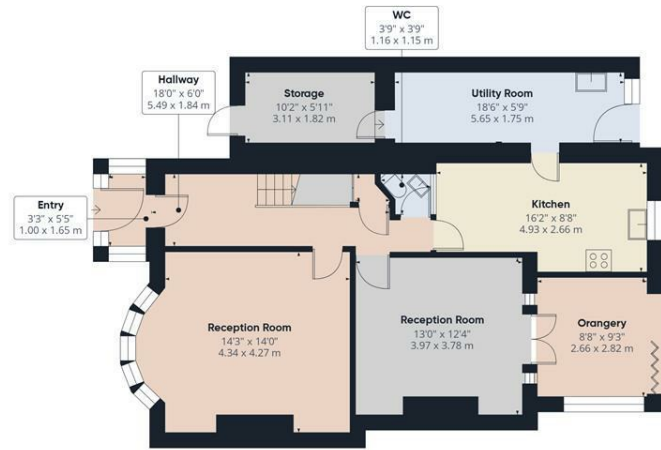
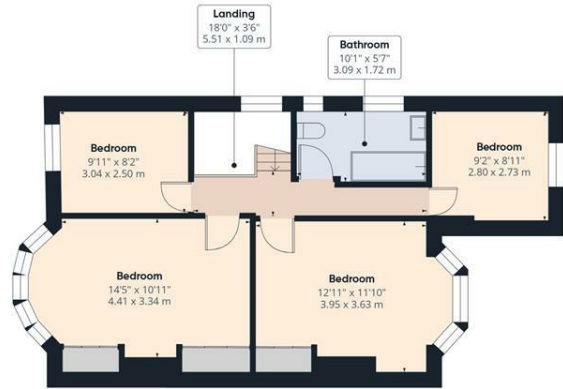




The Gardens, Monkseaton



Ground Floor



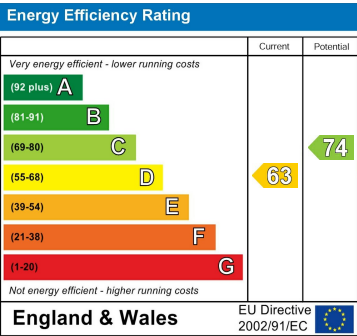
Floor 1

Approximate total area⁽¹⁾
1531 ft²
142.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

Offers Over £525,000

Description

SPACIOUS FOUR BEDROOM SEMI DETACHED HOME BURSTING WITH PERIOD CHARM, PERFECTLY PLACED WITHIN THE HEART OF MONKSEATON

Brannen & Partners are delighted to welcome to the market this spacious four bedroom semi detached family home, ideally situated within the highly desirable area of Monkseaton. Stylishly presented, the ample property boasts spacious accommodation throughout including four good sized bedrooms, two generous reception rooms, lengthy kitchen, convenient utility room, sizeable bathroom and downstairs WC, complete with enclosed garden to the rear and a double driveway leading to a storage room.

Briefly comprising: Practical entrance porch leads into the expansive hallway, connecting to all rooms on the ground floor with stairs to the first floor benefitting from integral storage and downstairs WC beneath.

The first of the two reception rooms sits to the front of the home. Boasting period charm, the living space is warm and inviting. The feature fireplace with log burning stove provides a focal point accompanied by built in storage to either side as well as original features of a ceiling rose, cornicing and picture rail, finished with a large bay window. Mirroring the design, the dining room is positioned to the rear offering fitted shelving and storage to both alcoves in addition to double French doors leading to the orangery.

Boasting a bright and versatile space, the orangery offers bifold doors to the rear garden creating a social setting to be utilised all year round.

Sitting adjacent, the lengthy kitchen offers ample cupboard space. Modern in design the kitchen displays a variety of wall, base and drawer units, housing an integral hob, oven and extractor, in addition to designated space for appliances. From here, the convenient utility room can be accessed, providing plumbing and fixtures for appliances, as well as access to the storage room and rear garden.

Up to the first floor the landing provides access to the four well sized bedrooms and bathroom.

Bedrooms one and two are considerable doubles housing fitted wardrobes. The principal bedroom overlooks the front of the home and houses a bay window, whilst the third and fourth bedrooms are still amply sized.

Completing the first floor the ample family bathroom is warm and neutral in design equipped with a shower with bath overhead, WC, vanity wash basin and heated towel rail.

Externally, the private rear garden presents decking initially which incorporates steps down to the lawned area, secured with fenced boundary. Whilst to the front, the fully paved area provides off road parking for two cars.

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 Porch
3'3" x 5'4"

Hallway
18'0" x 6'0"

Reception Room One
14'2" x 14'0"

Reception Room Two
13'0" x 12'4"

Orangery
8'8" x 9'3"

Kitchen
16'2" x 8'8"

Utility Room
18'6" x 5'8"

WC
3'9" x 3'9"

Landing
18'0" x 3'6"

Bedroom One
14'5" x 10'11"

Bedroom Two
12'11" x 11'10"

Bedroom Three
9'2" x 8'11"

Bedroom Four
9'11" x 8'2"

Bathroom
10'1" x 5'7"

Storage
10'2" x 5'11"

Front and Rear Gardens

Tenure
Freehold

