



## Braemar Gardens West Monkseaton

A fabulous, 1930's family semi-detached home, located on this highly sought after street. Close to sought after schools, Metro, amenities and approximately a five minute drive from our wonderful coastline. This lovely home is well loved and beautifully presented, showcasing many original features and welcoming you into, entrance porch, impressive hallway with original, turned staircase to the first floor. The lounge through dining room is stunning with feature bay windows and gorgeous multi-fuel stove fire, there are French doors through to the conservatory and with doors opening to and overlooking the rear garden. Extended dining kitchen with a range of stylish fitted units, integrated appliances, roof lanterns allowing maximum space and light into this superb family dining and kitchen area, utility room, which has been usefully re-designed from the original garage space. Two double bedrooms, the principle bedroom with feature bay window and attractive fitted wardrobes providing ample hanging and storage space. Stunning re-fitted shower room with walk-in shower cubicle. The garden has been lovingly and thoughtfully tendered over the years and includes patio areas, lawn, raised borders, apple tree, shed and outside tap. To the front there is a generous sized driveway and additional lawn.

**£275,000**

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Braemar Gardens

## West Monkseaton

Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 6'2 x 4'2, (1.88m x 1.28m), spacious entrance porch with double glazed leaded window, double glazed door through to:

**ENTRANCE HALLWAY:** Impressive hallway with original, turned staircase up to the first floor, double glazed leaded light window, tiled floor, under-stair cupboard, radiator, door to:



**LOUNGE/DINING ROOM:** (dual aspect): 21'8 x 11'02, (6.60m x 3.35m), into feature double glazed leaded bay window and alcoves, stunning recessed, exposed brick fireplace, tiled hearth, multi-fuel stove fire, attractive feature fireplace, radiator, double glazed French doors into:

**CONSERVATORY:** 10'1 x 9', (3.07m x 2.95m), laminate flooring, fitted wall lights, double glazed French doors out to garden



**DINING KITCHEN:** 14'7 x 14'3, (4.47m x 4.34m), gorgeous, extended family dining kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, Range cooker stainless steel cooker hood, integrated fridge/freezer, dishwasher, brick effect tiling, two roof lanterns, chrome ladder radiator, tiled floor, double glazed window, double glazed door out to the rear garden, spotlights to ceiling, single drainer sink unit with mixer taps, door to:



**UTILITY ROOM:** 9'5 x 6'9, (2.87m x 2.06m), high gloss roll edge worktops, plumbing for automatic washing machine, combination boiler, double glazed door out to the front driveway and garden

**FIRST FLOOR LANDING:** stained leaded light double glazed window, door to:

**BEDROOM ONE: (front): 13'6 x 12'4, (4.12m x 3.76m),** with measurements into double glazed bay window, additional double glazed window, measurements are excluding depth of attractive sliding wardrobes, providing ample hanging and storage space, radiator

**BEDROOM TWO: (rear): 9'6 x 8'3, (2.90m x 2.52m),** spacious double bedroom, radiator, double glazed window, loft access with pull down ladders, we have been advised that the loft is part boarded for storage purposes

**SHOWER ROOM: 7'6 x 5'8, (2.29m x 1.73m),** stunning, re-fitted shower room, comprising of, walk-in shower cubicle, chrome shower, pedestal washbasin, low level w.c., modern tiling to walls, two double glazed windows, spotlights to ceiling, laminate flooring, panelled ceiling, panelled shower area, radiator

**EXTERNALLY:** Lovingly designed and maintained rear garden with patio areas, lawn, raised borders, mature shrubs, apple tree, shed, outside tap. To the front of the property is a spacious, paved driveway and additional lawned area

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### **TENURE**

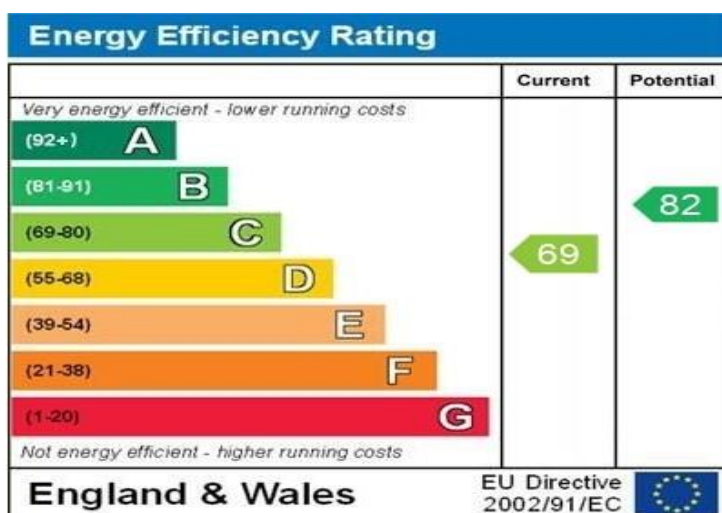
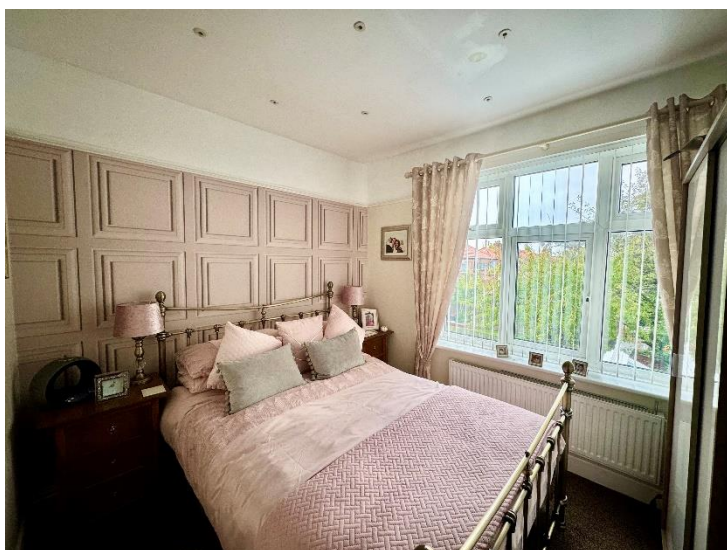
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: C**

WB2740.AI.DB.16/10/24.V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

