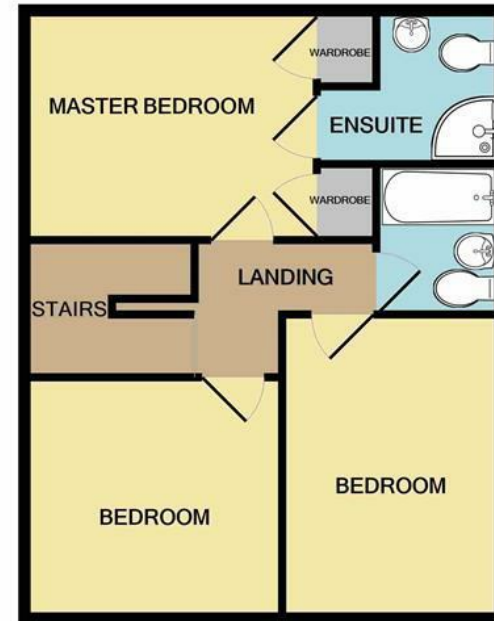




Monks Wood, North Shields



GROUND FLOOR
APPROX. FLOOR
AREA 786 SQ.FT.
(73.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1243 SQ.FT. (115.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 £380,000

Description

OCCUPYING A CORNER PLOT IS THIS WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH A DOUBLE GARAGE, SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN NORTH SHIELDS

Brannen & Partners welcome to the market this attractive three bedroom, two bathroom, detached property situated within the popular development of Monks Wood. Boasting two reception rooms, conservatory, two bathrooms, well maintained private garden, double garage and driveway parking.

Briefly comprising: Entrance vestibule leading directly to the living room which overlooks the front of the property and features a fireplace housing an electric fire. Moving through towards the rear of the property is the dining room, stairs lead up to the first floor and sliding patio doors offer access to the conservatory which benefits from double doors opening out to the private garden.

The well equipped kitchen has a good range of modern fitted wall and base units, including an integrated dishwasher, extractor hood and space for a Range style oven and fridge/freezer. A door opens out to the rear garden.

To the first floor are three bedrooms and family bathroom. Two of the bedrooms are doubles in size, one of which boasts fitted wardrobes and an en-suite shower room. The family bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a well maintained private garden, laid to lawn with a paved patio area and mature shrubs and planting. To the front has an open aspect with a lawn, double garage, double driveway parking and side access to the rear garden.

Situated within this sought after residential development which has great road links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and award winning beaches.

Entrance Vestibule

Living Room

14'4" x 11'7"

Dining Room

10'9" x 9'9"

Conservatory

12'2" x 9'3"

Kitchen

13'5" x 9'1"

Bedroom One

12'0" x 9'6"

En-suite

6'0" x 5'4"

Bedroom Two

10'11" x 10'3"

Bedroom Three

9'10" x 6'1"

Bathroom

6'7" x 5'5"

Externally

Externally to the rear is a well maintained private garden, laid to lawn with a paved patio area and mature shrubs and planting. To the front has an open aspect with a lawn, double garage, double driveway parking and side access to the rear garden.

Tenure

Freehold

