



## Langdale, Whitley Bay



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		70	78
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.

Price Guide £295,000

## Description

WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW TUCKED WITHIN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER AREA OF MONKSEATON

Brannen & Partners are delighted to welcome to the sales market this beautifully presented two-bedroom semi-detached bungalow, quietly positioned within a sought after cul-de-sac in Monkseaton.

The accommodation is presented to a high standard throughout and is complemented by well-maintained front and rear gardens, a private driveway providing off-street parking, and a garage.

Briefly comprising; The property is entered via a welcoming entrance hallway, which benefits from a useful built-in storage cupboard. The lounge is positioned to the front of the property and is a bright and inviting space, featuring a large picture window and an attractive electric fireplace which provides a stylish focal point. A door from the living room gives access to both the kitchen and the inner hallway.

The inner hallway offers a further generous storage cupboard and leads to two well proportioned double bedrooms and the family bathroom. Both bedrooms are located to the rear of the property and enjoy large windows overlooking the garden, providing a pleasant outlook and excellent natural light.

The bathroom is fitted with a contemporary suite comprising a WC, hand wash basin, shower cubicle with overhead shower, and heated towel rail.

The kitchen is situated to the front of the property and is fitted with an electric hob, Bosch electric oven, and extractor fan. A window overlooks the front elevation, and a door provides convenient internal access to the garage.

The garage benefits from plumbing for a washing machine, a roller shutter garage door to the front, and an additional door providing direct access to the rear garden.

Externally, the property is complimented by low maintenance gardens to both the front and rear, offering attractive outdoor space for relaxation and entertaining. A driveway to the front of the property provides off-street parking.

Located in the popular coastal town of Monkseaton, the property is close to a variety of cafés and restaurants, Whitley Bay Beach, excellent transport links, and highly regarded schools.

### Entrance Hallway

4'8" x 3'8"

### Lounge

19'3" x 12'11"

### Kitchen

11'8" x 7'2"

### Hallway

3'0" x 7'4"

### Bedroom

12'6" x 9'10"

### Bedroom

10'6" x 9'4"

### Bathroom

7'3" x 7'1"

### Garage

15'9" x 7'9"

### Front & Rear Garden

### Tenure

Freehold

