FOR SALE

# 10 MONKS AVENUE, WEST MONKSEATON NE25 9RT
## £330,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- CONTEMPORARY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO TWO CARS
- LOVELY REAR GARDEN
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
18 x 14'6

KITCHEN
8'10 x 5'11

LANDING

BEDROOM
13'6 x 10'10

BEDROOM
12'3 x 7'5

BEDROOM
11'4 x 6'8

BATHROOM
10'2 x 5'9

GARAGE
17'7 x 9'8

FRONT GARDEN

REAR GARDEN

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A lovely three bedroom semi detached house, built in the 1930s and beautifully presented to combine modern style with charming period character. Situated in the highly popular residential location of West Monkseaton, this attractive home offers a superb layout, generous accommodation and excellent outside space, making it ideal for a range of buyers.

West Monkseaton is a sought after residential area, valued for its attractive streets, established community and convenient setting. The area offers easy access to local amenities, schools and transport links, while nearby Whitley Bay and the North Tyneside coastline provide an excellent choice of shops, cafés, restaurants and leisure facilities.

An inviting entrance hallway has stairs to the first floor and doors leading to the reception room and kitchen. The spacious reception room is currently arranged as a lounge diner, featuring a bay window and attractive feature fireplace, creating a comfortable and versatile living space.

The modern kitchen is fitted with a good range of units, contrasting worktops, together with integrated appliances including oven with chimney hood over, induction hob, fridge and dishwasher. A door leads to a rear lobby, with access to the rear garden and attached garage.

To the first floor are two spacious double bedrooms and a further smaller bedroom, providing excellent flexibility for family living, guests or home working. The contemporary bathroom is fitted with a bath, separate walk in shower, vanity wash basin and WC.

Externally, the property benefits from a front garden with driveway parking for two cars, together with an attractive rear garden featuring a lawn, patio and mature shrubs. The attached garage provides valuable additional storage and parking.

With its popular location, superb layout, generous accommodation, modern presentation, period charm and excellent gardens, this is a particularly appealing home.

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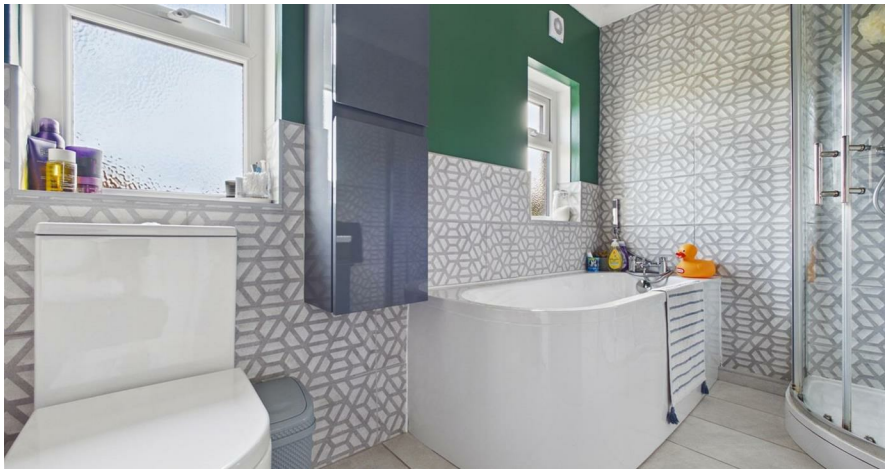
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FLOORPLAN

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**Approximate total area**(1)

1030 ft²

**Reduced headroom**

1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

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## SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

## APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

## THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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