



Monks Wood | North Shields | NE30 2UE

£300,000

A well-presented three-bedroom semi-detached home occupying a pleasant position within this popular residential development, offering spacious accommodation, a garage, driveway parking and an attractive rear garden. The accommodation begins with an entrance hall leading through to a generous living room positioned to the front of the property. To the rear there is a separate dining room opening through into a bright and welcoming snug overlooking the rear garden, creating an excellent additional reception space ideal for relaxing or entertaining. The kitchen is fitted with a good range of modern wall and base units, ample worktop space and integrated cooking appliances. To the first floor there are three bedrooms, including a spacious principal bedroom with fitted storage and an en-suite shower room. Bedroom two also benefits from fitted wardrobes, whilst bedroom three offers a versatile space. A family bathroom completes the accommodation. Externally, the property benefits from a lawned front garden alongside a driveway and attached garage providing off-street parking and useful storage. To the rear there is an enclosed garden with patio seating area and lawn.

RMS | Rook
Matthews
Sayer



3



3



2

Semi Detached Home

Driveway and Garage

Three Bedrooms

Spacious Fitted Kitchen

Principal Bedroom with En-Suite

Enclosed Rear Garden

Three Reception Rooms

Fantastic Location Close to the Coast, Transport Links, Schools and Amenities

ENTRANCE HALL: Front entrance door, double glazed window, radiator, door to:

LIVING ROOM 14'03" x 11'06" (4.34m x 3.51m): Double glazed window, radiator, open to:

DINING ROOM 10'02" x 9'09" (3.10m x 2.97m): Stairs to first floor, radiator, open through to snug, door to kitchen.

SNUG 9'02" x 8'06" (2.79m x 2.59m): Double glazed door to rear garden, double glazed window, radiator.

KITCHEN 9'01" x 13'06" (2.77m x 4.11m): Double glazed window, fitted wall and base units, sink unit, tiled splashbacks, gas hob, oven, plumbing for dishwasher and washing machine, tiled flooring.

GARAGE 7'08" x 15'07" (2.34m x 4.75m): Electric roller door providing access to driveway.

BEDROOM ONE 9'09" x 11'05" (2.97m x 3.48m): Double glazed window, storage cupboards, radiator, door to:

EN-SUITE 7'11" x 5'11" (2.41m x 1.80m): Shower enclosure, wash hand basin set to vanity unit, low level WC, radiator, tiled walls, double glazed window.

BEDROOM TWO 9'08" x 10'10" (2.95m x 3.30m): Double glazed window, fitted wardrobes, radiator.

BEDROOM THREE 9'09" x 8'00" (2.97m x 2.44m): Double glazed window, fitted storage with desk area, radiator.

BATHROOM 5'06" x 6'09" (1.68m x 2.06m): Panelled bath with shower over, wash hand basin, low level WC, tiled walls, double glazed window.

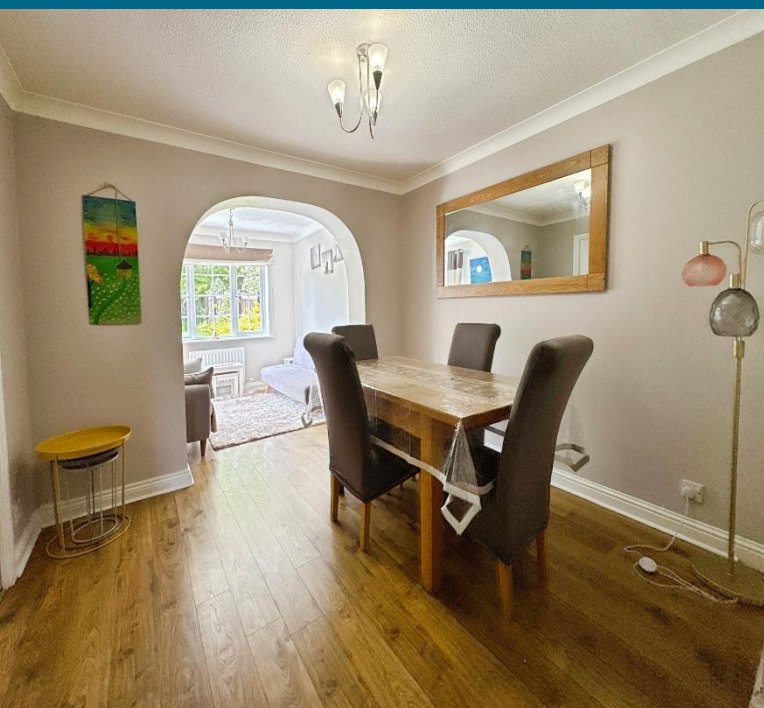
EXTERNALLY: Lawn garden to the front alongside a driveway and attached garage. Enclosed rear garden with patio seating area and lawn.

For any more information regarding the property please contact us today

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

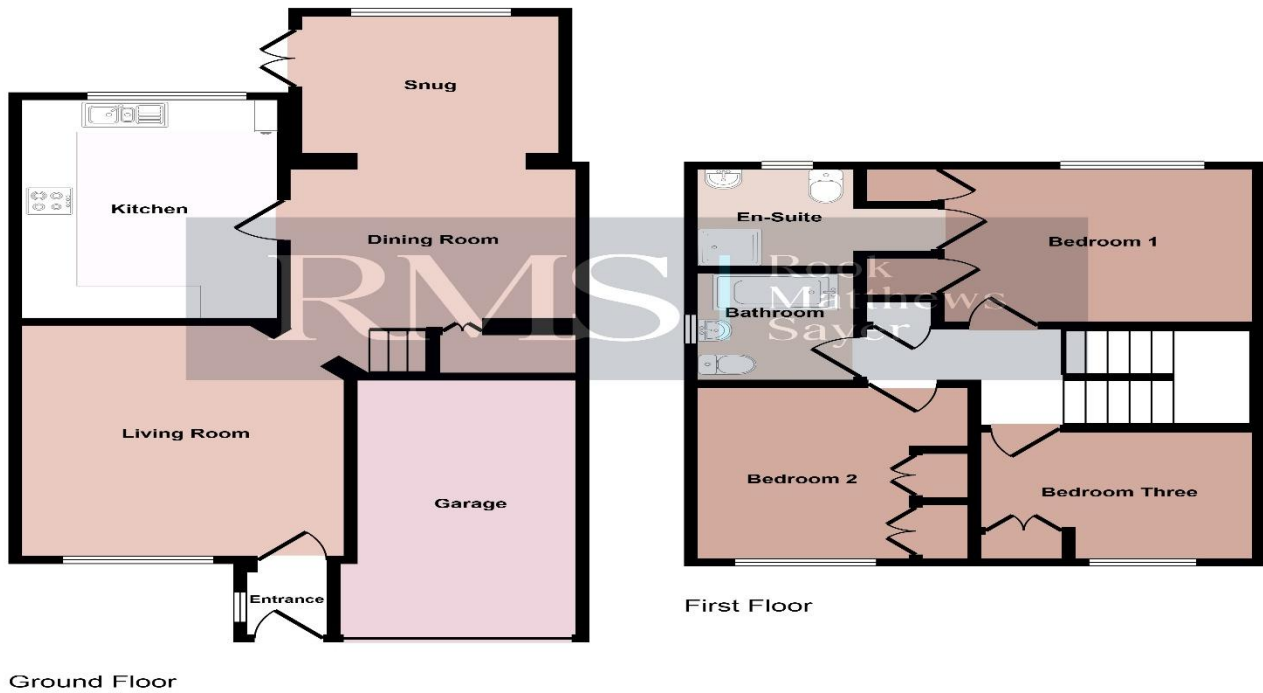
RMS | Rook
Matthews
Sayer





T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway

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.

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: C

EPC RATING: C

WB2354.TJ.DB.05/05/2026.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

