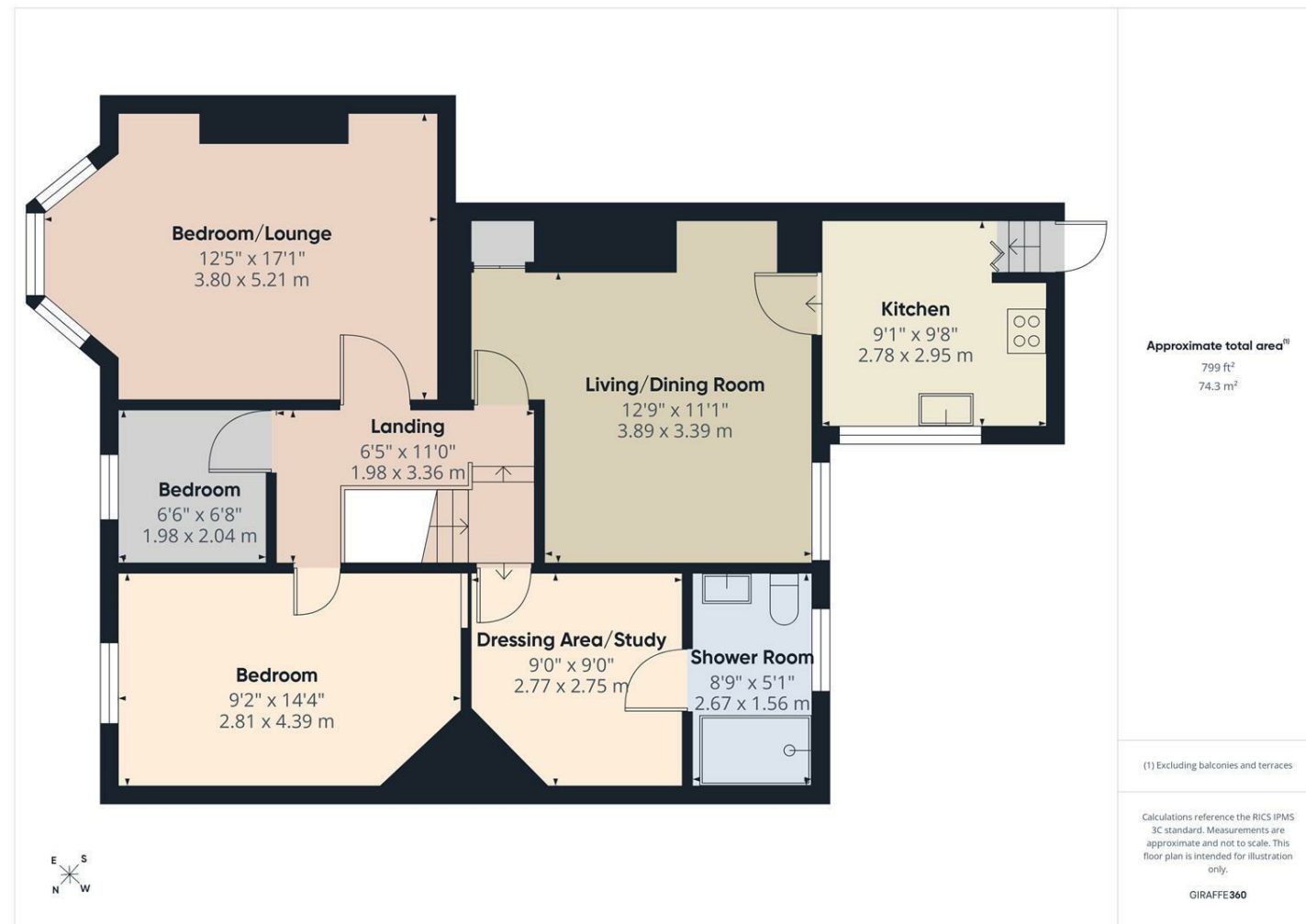
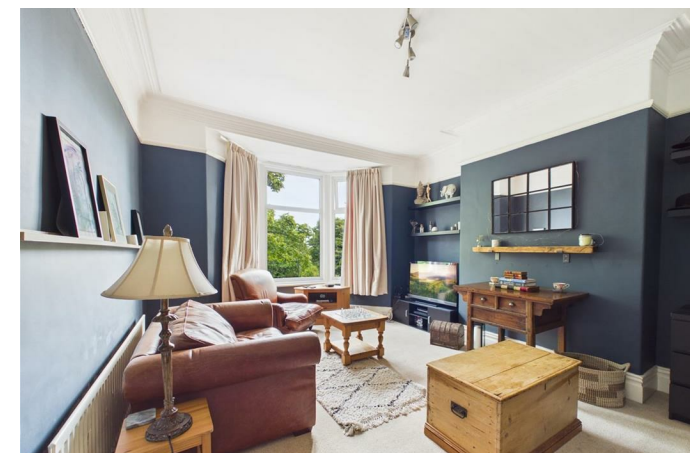




Marmion Terrace, Monkseaton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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 £199,950

Description

SPACIOUS THREE BEDROOM FIRST FLOOR FLAT WITH PRIVATE YARD, LOCATED CENTRALLY WITHIN MONKSEATON - OFFERED WITH NO UPPER CHAIN

We welcome to the market this attractive three bedroom first floor flat situated in Monkseaton, perfectly located close to shops, amenities and the Metro station. Boasting spacious accommodation, versatile layout, period features and a private yard.

Briefly comprising: Entrance vestibule to stairs leading to the first floor landing.

The living room offers a bright and airy space with a built in storage cupboard, the current owners are utilising this space as a dining room. From here the kitchen can be accessed, fitted wall and base units are modern in design and provide plenty of storage, integrated appliances include a fridge, freezer, extractor hood, dishwasher and plumbing for a washing machine. A doorway leads to stairs out to the rear yard.

To the front of the property is a beautifully spacious bedroom which is being used as a living room. The high ceilings offer a great sense of space and the large bay window allows plenty of light to fill the room. There are two further bedrooms, one of which is a generous double.

A useful study/dressing area provides access to the modern shower room, comprising a step in shower, hand basin housed within a vanity unit, W.C. and heated towel rail.

From the main landing there is loft access via a drop down ladder, the space is very generous in size and fully boarded.

Externally to the rear is a good sized private yard with a lockable shed.

Monkseaton is a village on the outskirts of Whitley Bay, it has excellent local transport links, including the Metro station nearby, as well as road links in to the city centre and other local coastal towns. It is within walking distance to Whitley Bay beach and its closeness to Whitley Bay itself means it benefits from everything this coastal town has to offer.

Entrance Vestibule

Hallway/Landing

Living/Dining Room
12'9" x 11'1"

Kitchen
9'8" x 9'1"

Bedroom One/Lounge
17'1" x 12'5"

Bedroom Two
14'4" x 9'2"

Bedroom Three
9'1" x 9'0"

Dressing Room/Study
9'1" x 9'0"

Shower Room
8'9" x 5'1"

Externally
Externally to the rear is a good sized private yard with a lockable shed.

Tenure
Leasehold

