



Appletree Gardens, 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	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 £285,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI
DETACHED FAMILY HOME SITUATED ON A CORNER PLOT
IN MONKSEATON

Brannen & Partners are delighted to welcome to the market this well proportioned three bedroom semi detached family home, ideally situated on a generous corner plot within this popular residential area of Monkseaton. Offering generous open plan living and dining room, a stylish modern bathroom, generous gardens to the front, rear and side, together with a double driveway providing ample off street parking.

Briefly comprising; The entrance hallway provides access to the ground floor accommodation.

A spacious open plan living and dining room, featuring a large bay window to the front, creates a bright and welcoming space. The room benefits from a log burner, exposed brickwork and a decorative beam, adding character and warmth. Patio doors from the dining area provide direct access to the rear garden.

The kitchen is positioned to the rear and comprises a range of fitted wall and base units, integrated electric hob and oven, and a spacious understairs cupboard. A side facing window allows plenty of natural light. An archway leads through to a useful utility/breakfasting area, with plumbing for a washing machine and tumble dryer, along with space for a fridge freezer and dining table and chairs. Further patio doors provide access to the rear garden.

Aside this space, a stylish downstairs bathroom comprises a bathtub with shower attachment plus separate shower cubicle, WC and wash hand basin. A rear facing window provides natural light and ventilation.

Stairs rise to the first floor landing, where a large window overlooks the side garden and Bromley Field. The landing provides access to three bedrooms.

The spacious master bedroom is positioned to the front of the property and benefits from two double windows, allowing an abundance of natural light, together with built in cupboard providing useful storage. A further two well presented bedrooms with windows overlook the rear.

Externally, the property boasts a variety of well maintained garden areas. To the rear, there is a private garden featuring paved and decked areas, two large storage sheds, and a double side gate providing convenient access to the side of the property. The front and side gardens are predominantly laid to lawn, complimented by well kept borders that create an attractive approach to the property.

A further benefit is the fenced and enclosed ‘secret garden’, providing a secluded paved area ideal for relaxing, seating or entertaining. The property also offers a double driveway to the side, providing valuable off road parking.

Monkseaton is a highly sought after residential area, ideally positioned for excellent local transport links, as well as convenient road connections to the city centre and surrounding coastal towns. A range of everyday amenities can be found nearby, while Monkseaton Front Street is within easy walking distance and offers a good selection of independent shops, cafés and local services. The area is also well served by reputable schools, many of which are within walking distance.

Entrance Hallway
11'1" x 3'5"

Open Plan Living/ Dining Room
25'4" x 12'2"

Kitchen
10'9" x 8'10"

Utility Area
10'8" x 7'1"

Bathroom
11'1" x 7'10"

Landing
6'1" x 3'7"

Bedroom
15'2" x 11'3"

Bedroom
11'0" x 9'11"

Bedroom
8'8" x 7'0"

Tenure
Freehold

Rear Garden

Front Garden

Side Garden

Private Garden

Double Driveway

