

FOR
SALE

67 MONKS WOOD, NORTH SHIELDS NE30 2UD
£310,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- RECEPTION ROOM & GARDEN ROOM
- OPEN PLAN DINING KITCHEN
- UTILITY ROOM
- FAMILY BATHROOM WC & ENSUITE
- INTEGRAL GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

RECEPTION ROOM
14'2 x 11'7

DINING KITCHEN
19'10 x 9'5

UTILITY ROOM
8'9 x 5'6

GARDEN ROOM
14 x 8'9

LANDING

BEDROOM ONE
13'9 x 9'9

ENSUITE
5'10 x 5'9

BEDROOM TWO
10'11 x 9'11

BEDROOM THREE
9'8 x 8'2

BATHROOM WC
6'8 x 5'6

GARAGE
15'11 x 7'9

FRONT GARDEN

REAR GARDEN

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This well presented, semi detached house was built in 1989 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

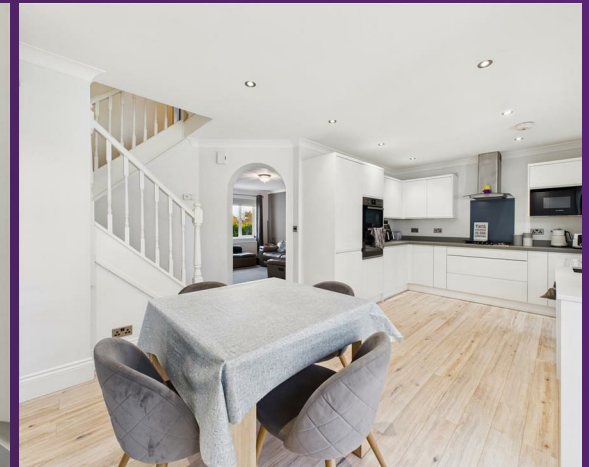
With over 1000 square feet of accommodation set over two floors, this lovely property consists of a vestibule leading to the light and modern reception room. The contemporary and open plan dining kitchen easily accommodates a dining table and benefits from a good range of units with granite worktops and integrated appliances including eye level double oven, gas hob, chimney hood, fridge, microwave and dishwasher. There are stairs up to the first floor and the kitchen is open to the light and airy garden room and utility room, which has further units, contrasting worktops and spaces for appliances. To the first floor there are three double bedrooms, one with ensuite which includes a walk in rainfall shower, vanity wash basin and low level WC. There is also a family bathroom benefitting from a panelled bath with shower over, vanity wash basin and integrated WC. Externally there is an integral garage, a well kept front garden with driveway parking and a West facing rear garden with lawn and patio.

The condition and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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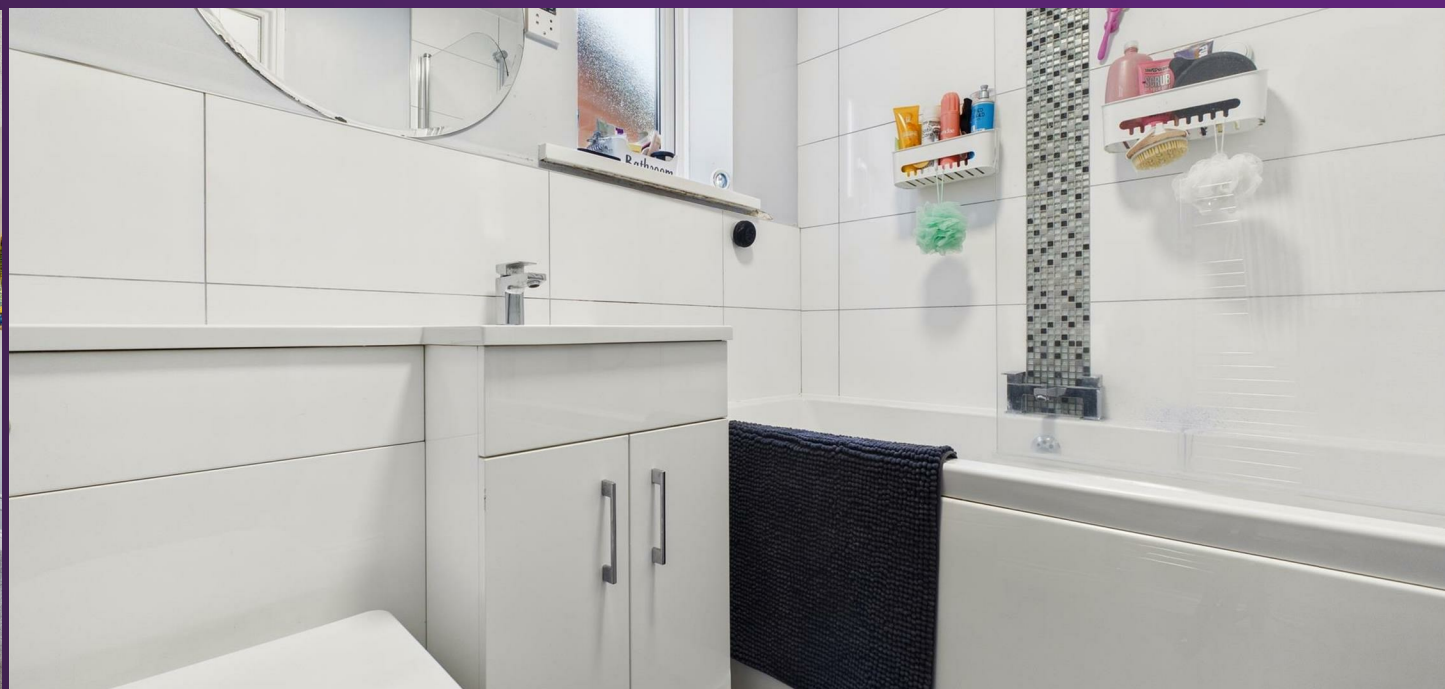
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SMOKE ALARMS

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



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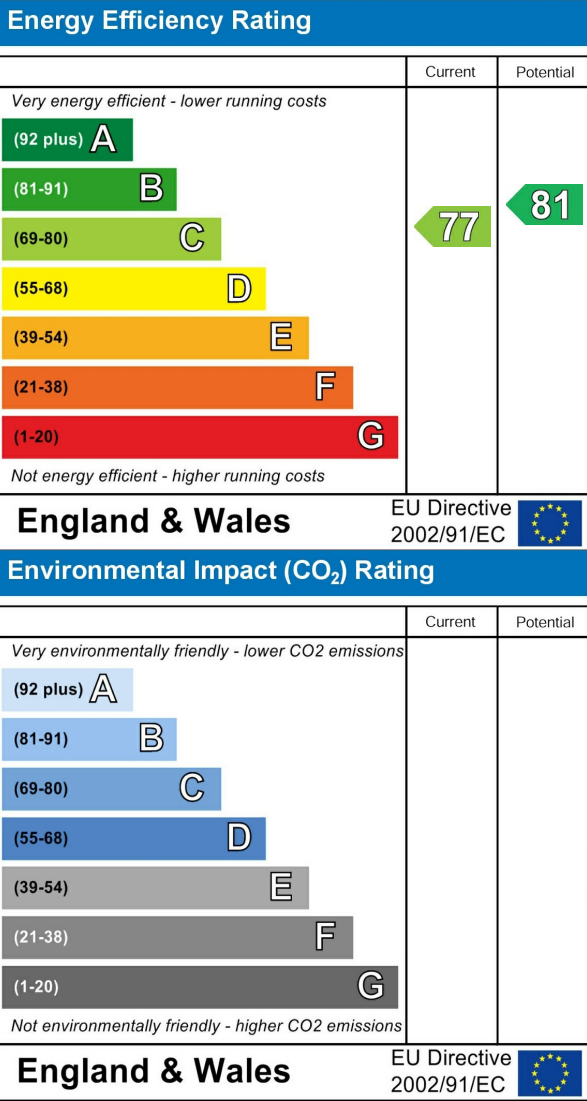
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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