FOR SALE

51 BRANTWOOD AVENUE, MONKSEATON NE25 8NJ
£379,950

3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- RECEPTION ROOM
- OPEN PLAN DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- BEAUTIFUL FAMILY BATHROOM WC
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
12'4 x 11'1

DINING/LOUNGE
12'5 x 12'5

KITCHEN
13'10 x 6'11

UTILITY ROOM
6'10 x 4'10

DOWNSTAIRS WC

LANDING

BEDROOM
15'5 x 11'2

BEDROOM
11'7 x 9'8

BEDROOM
8'7 x 7'7

BATHROOM WC
7'5 x 7'2

PART GARAGE
7'1 x 4'7

FRONT GARDEN

REAR GARDEN

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Situated on the highly sought-after Brantwood Avenue in Monkseaton, this beautiful 1930s semi-detached home effortlessly combines period charm with contemporary living. Offering a fantastic layout, characterful features and a superb location, the property is perfectly suited to a wide range of buyers, from growing families to professional couples.

Monkseaton is one of the area's most desirable residential locations, renowned for its excellent schools, local amenities, transport links, vibrant village atmosphere and close proximity to the stunning North East coastline.

The welcoming entrance hallway sets the tone for the accommodation, with stairs leading to the first floor and doors to the principal ground floor rooms. The light, front-facing reception room features a beautiful bay window and an attractive feature fireplace, creating a warm and inviting space to relax.

At the heart of the home is the open-plan dining kitchen, designed for modern family living. Incorporating lounge diner areas, the kitchen is fitted with a good range of high-gloss units, contrasting worktops, an integrated oven, induction hob, chimney hood and dishwasher. Patio doors open directly onto the rear garden, enhancing the indoor-outdoor flow. A useful utility room provides additional storage, worktop space and room for appliances, while a convenient downstairs WC completes the ground floor.

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from a lovely bay window. A third bedroom enjoys a charming corner window. The stylish family bathroom is fitted with a bath and shower over, vanity wash basin and integrated WC.

Externally, there is a part garage providing excellent storage, a front garden with driveway parking, and a delightful south-facing rear garden with decked seating areas, perfect for entertaining and enjoying the sunshine.

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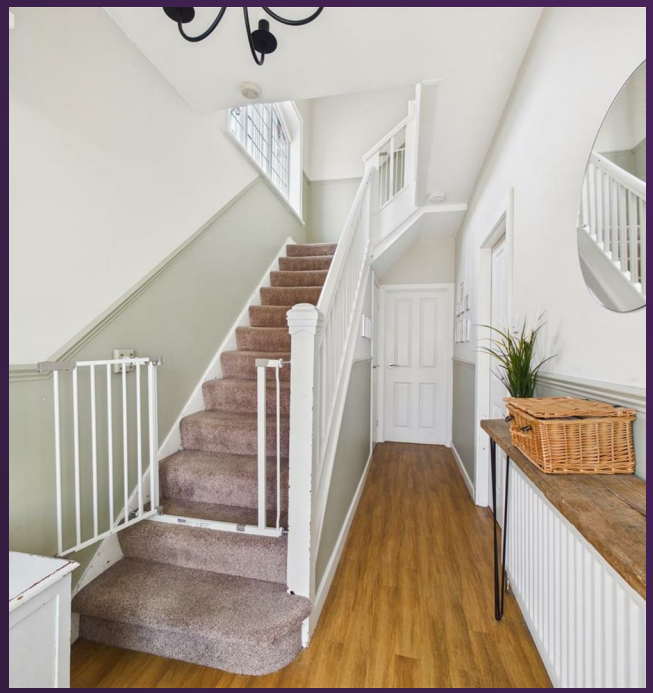

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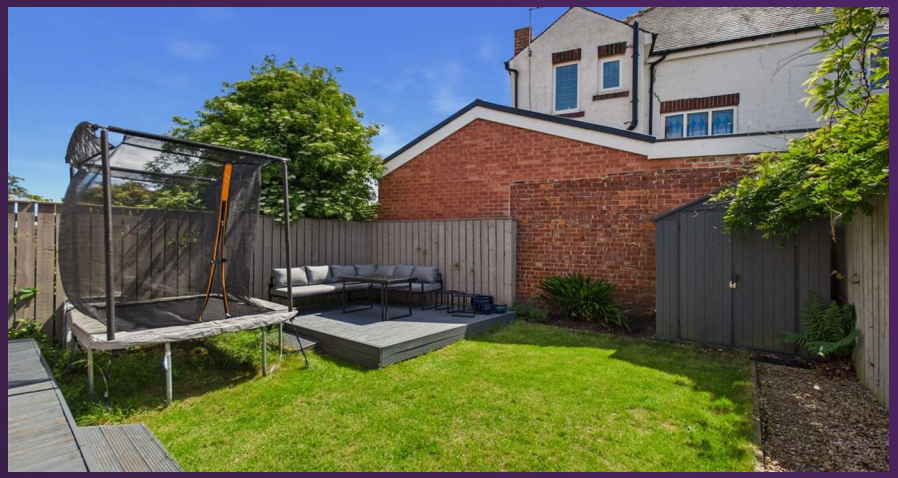

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FLOORPLAN

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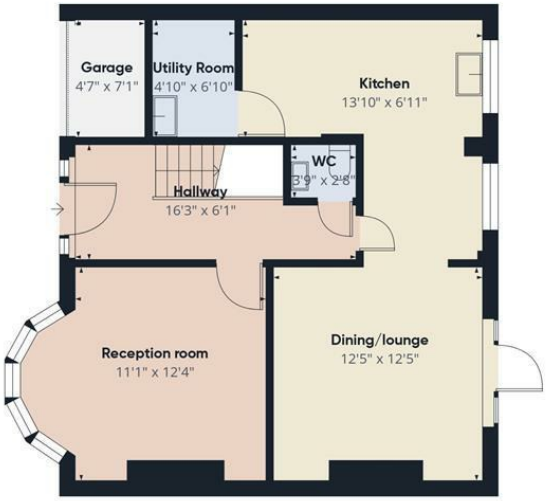

Floor 0

Floor 1

Approximate total area[1]

1048 ft²

(1) Excluding balconies and terraces

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

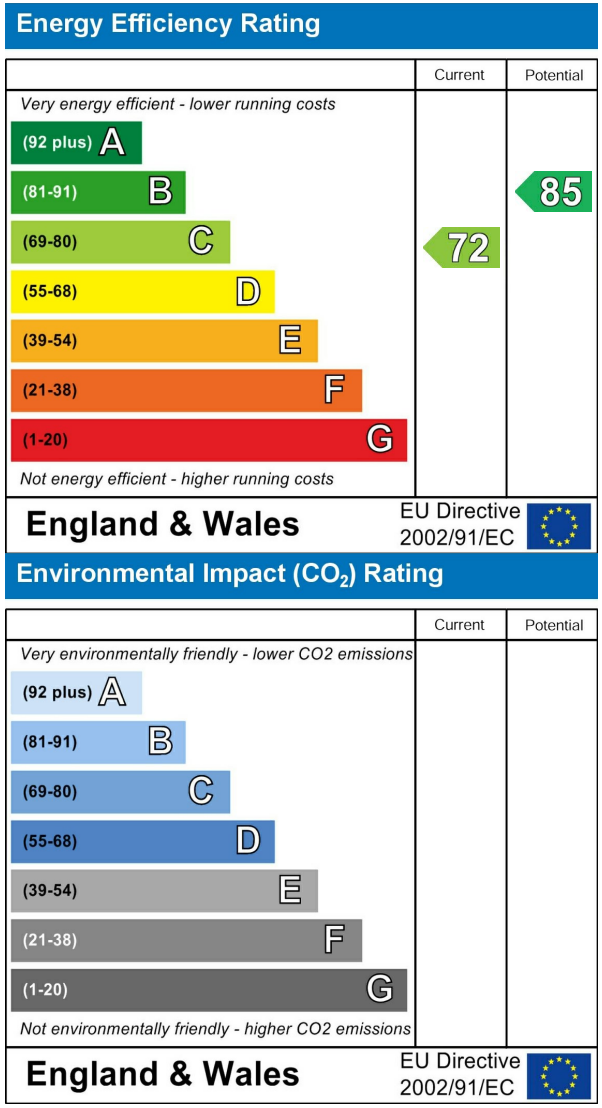
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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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