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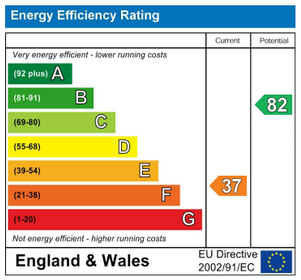
Alder Grove, Monkseaton



Price Guide £290,000

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.

Description

WELL PROPORTIONED TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED WITHIN A SOUGHT AFTER ESTATE IN MONKSEATON - OFFERED WITH NO UPPER CHAIN AND IN NEED OF MODERNISATION

Brannen & Partners welcomes to the market this well proportioned semi detached bungalow, perfectly positioned within the heart of Monkseaton. The well appointed accommodation across two floors comprises an ample living room, two double bedrooms, well equipped kitchen, modern shower room, spacious sunroom and study/storage space, complete with gardens to the front and rear, garage and driveway parking.

Briefly comprising: Welcoming entrance hallway provides access to all rooms, stairs to the first floor and houses two integral storage cupboards.

Well sized and naturally light, the living space is positioned to the front of the home, incorporating a large picture window and feature fireplace incorporating a gas fire with stone insert and wood surround. Adjacent, the well equipped kitchen provides an ample range of wall, base and drawer units, with integral appliances including an oven, hob and extractor.

Progressing into the rear of the home, the second bedroom is well proportioned and presents another feature fireplace incorporating an electric fire plus double doors to the sunroom. Wonderfully versatile, this space could be easily repurposed as a secondary reception space. Beyond the bedroom, the naturally light sunroom spans almost the width of the home overlooking the south facing rear garden. With access to the garden and garage, the sunroom again offers ultimate versatility.

Back to the hallway, the modern shower room completes the ground floor, equipped with a walk in shower, WC, heated towel rail and vanity wash basin with storage beneath.

Upon the first floor, the landing connects to the primary bedroom and study/storage space, whilst housing an integral storage cupboard. The principal bedroom is expansive, furnished with fitted wardrobes.

Externally, to the rear is a low maintenance rear garden, benefitting from a south facing position. Fully paved with a secure fenced boundary, the garden offers an ideal space to unwind. Whilst to the front sits a driveway for off street parking leading to the ample garage, aside a small garden.

Located in the popular coastal town of Monkseaton, the property is close to a variety of cafés and restaurants, Whitley Bay Beach, excellent transport links, and highly regarded schools.

Entrance Hallway
10'8" x 7'0"

Living Room
17'8" x 12'2"

Kitchen
11'8" x 6'11"

Bedroom Two
12'2" x 12'2"

Sunroom
6'2" x 18'11"

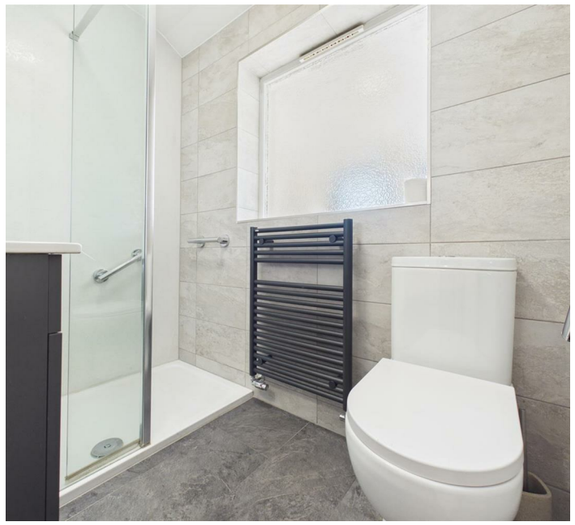
Shower Room
4'6" x 6'10"

Landing
2'9" x 6'11"

Bedroom One
16'1" x 8'10"

Study/Storage
7'10" x 7'0"

Garage
23'0" x 7'8"

Front & Rear Garden

Tenure
Freehold