



Brannen&Partners

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Arundel Drive, West Monkseaton







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 £250,000

Description

WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN WEST MONKSEATON - OFFERED WITH NO UPPER CHAIN

Brannen and Partners welcome to the market this well presented two bedroom semi detached property, conveniently located close to local amenities, shops and Metro station in West Monkseaton. Benefitting from good sized accommodation, two double bedrooms, private rear garden, garage and driveway parking.

Briefly comprising: Entrance porch to the hallway which leads to ground floor rooms and stairs to the first floor.

Overlooking the rear garden is a bright and airy living room with ample space for a dining table and chairs. Full height windows and sliding patio doors open out to a patio area within the rear garden. Whilst to the front of the property, the kitchen has fitted units providing storage, integrated appliances include an electric hob, Neff oven, extractor fan and space for a fridge/freezer. A door gives access to the integral garage.

To the first floor are two double bedrooms, both benefit from fitted wardrobes providing plenty of storage. The bathroom comprises a bath, separate walk in shower, hand basin and W.C.

Externally to the rear is a generous sized garden, laid to lawn with a paved patio and mature planting. To the front is a garden, driveway parking and garage with an electric door.

West Monkseaton is a popular residential area with a good range of local amenities including shops, cafes and restaurants. This property is within walking distance to West Monkseaton Metro station providing excellent access to other coastal areas and Newcastle City centre. Whitley Bay is close by offering beautiful beaches and excellent schools.

Entrance Porch

Hallway

Living Room
15'10" x 13'8"

Kitchen
11'3" x 7'6"

Bedroom One
11'3" x 11'0"

Bedroom Two
9'10" x 9'0"

Bathroom
9'10" x 5'7"

Externally
Externally to the rear is a generous sized garden, laid to lawn with a paved patio and mature planting. To the front is a garden, driveway parking and garage with an electric door.

Tenure
Freehold











