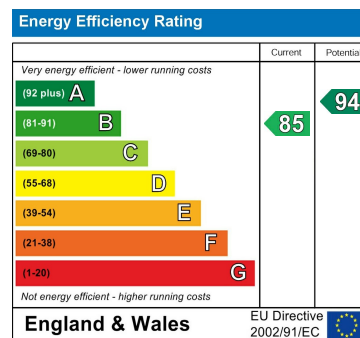




# Relton Court, Monkseaton



**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.

**Price Guide £285,000**

## Description

WELL PRESENTED AND PROPORTIONED THREE BEDROOM MID TERRACED HOME IDEALLY SITUATED WITHIN THE HEART OF MONKSEATON VILLAGE - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this well presented three bedroom mid terraced home, nestled perfectly within the heart of Monkseaton. Boasting well proportioned accommodation throughout, the property benefits from three double bedrooms, amply sized open plan living room into kitchen diner, contemporary bathroom and downstairs WC, complete with considerable south west facing rear garden, detached garage and paved driveway to the front.

Briefly comprising: Initial entrance porch provides storage space and access directly into the living room.

Open plan in design, the ample living space connects seamlessly to the kitchen diner, ensuring the dual aspect floods both areas with natural light. Housing integral storage, wood effect flooring is continued between the spaces for cohesion.

Progressing into the kitchen diner, the space is well equipped with a vast amount of white high gloss cabinetry framed with granite effect worktops. Incorporating a double eye level oven, hob, extractor hood, fridge/freezer and dishwasher, there is additional designated space for a washing machine and dining table. From here the rear porch, with a separate WC and door to the garden can be accessed, as well as the stairs to the first floor.

Upon the first floor, the open landing connects to the three double bedrooms and bathroom. Two of the bedrooms are furnished with wall panelling, with the third bedroom currently being utilised as a home office.

Finalising the home, the modern bathroom features contrast tiling with an integral bath with rainfall shower overhead, WC, heated towel rail and vanity wash basin with storage beneath.

Externally to the rear, the considerable south west facing rear garden offers a tiered design. Initially there is an artificial lawned area with external storage cupboards, followed by a further lawned area with communal pathway and raised patio area. The communal pathway leads to a cul-de-sac, housing the property's single detached garage. Whilst to the front, the current owner has paved the driveway to offer off street parking.

Monkseaton is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants.

### Entrance Porch

5'8" x 3'10"

### Living Room

15'10" x 13'10"

### Kitchen Diner

12'4" x 15'5"

### Rear Porch

2'11" x 7'9"

### WC

2'11" x 6'3"

### First Floor Landing

5'9" x 12'4"

### Bedroom One

9'7" x 15'7"

### Bedroom Two

8'4" x 12'9"

### Bedroom Three

7'2" x 9'8"

### Bathroom

5'9" x 8'1"

### Rear Garden

### Garage

8'5" x 17'4"

### Tenure

Freehold

