



# Holm Green, West Monkseaton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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 £325,000

## Description

IMMACULATELY PRESENTED AND EXTENDED TWO BEDROOM SEMI DETACHED HOME, POSITIONED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT IN WEST MONKSEATON

Brannen & Partners welcome to the market this immaculately presented and extended two bedroom semi detached property, conveniently located close to amenities in West Monkseaton. Boasting two double bedrooms, an open plan living space, extended contemporary kitchen diner, converted utility/boot room, modern bathroom and downstairs WC, complete with south west facing rear garden and driveway parking for two cars.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor, and access to both the living space and utility/boot room. Initially to the left, the utility/boot room has been converted to create a wonderfully practical space. Housing fitted storage with worktops, integral sink and under counter space and plumbing for appliances, the fully functional utility enables access to both the front and rear of the property. Across the hallway, the sizeable open plan living space, offers a dual aspect filling the space with natural light. Furnished with a feature fireplace and original bay window, an archway leads and wraps around into the kitchen diner.

Equipped with a good range of shaker style fitted wall, base and drawer units, the contemporary kitchen diner is framed with solid wood worktops and presents an island layout. Integrated appliances include an electric hob, eye level oven and microwave, extractor hood, dishwasher and wine rack, as well as designated space for a fridge freezer and access to both the convenient WC and to the side of the home. Naturally light throughout due to the vaulted ceiling fitted with Velux windows and French doors to the garden, the extended kitchen diner truly is the heart of the home, complete with ample dining space for six people.

To the first floor, the two double bedrooms and bathroom, connect to the landing. Both bedrooms are amply sized and house fitted wardrobes, with the master housing a further integral storage cupboard and bay window. Finalising the first floor, the modern bathroom offers a warm neutral design. Furnished with a walk in rainfall shower, WC, heated towel rail and wall mounted wash basin aside a fitted storage unit, the bathroom has been thoughtfully designed.

Externally to the rear, the south west facing garden is well sized. With an initial patio with space for seating, the ample lawn is divided to create designated areas, and borders for shrubs to flourish. Framed with a secure fenced boundary, the private space welcomes the sun throughout the day. To the front, the paved driveway can accommodate two cars.

West Monkseaton is a popular residential area with a good range of local amenities including shops, gym, 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 Hallway

9'6" x 4'6"

### Utility/Boot Room

14'11" x 6'9"

### Living Room

17'2" x 12'2"

### Kitchen Diner

8'9" x 19'4"

### WC

2'9" x 7'11"

### Landing

2'11" x 2'11"

### Bedroom One

9'6" x 12'5"

### Bedroom Two

7'3" x 12'4"

### Bathroom

7'4" x 6'1"

### Rear Garden

### Tenure

Freehold

