



# Monks Wood, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.

Price Guide £375,000

## Description

IMMACULATELY PRESENTED THREE BEDROOM DETACHED PROPERTY OCCUPYING A PRIVATE PLOT SITUATED WITHIN THIS SOUGHT AFTER DEVELOPMENT IN NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this beautifully appointed three bedroom detached home, situated on the popular Monks Wood development. Boasting stylish interiors, open plan kitchen/diner, conservatory, two bathrooms, private garden, garage and driveway parking.

Briefly comprising: Entrance to a welcoming hallway leading to the living room, overlooking the front of the property and featuring a stylish media wall with an inset flame effect electric fire.

Moving through to the rear is an open plan kitchen/diner, well equipped with fitted wall and base units including a gas hob and Neff electric oven. Sliding patio doors give access to the conservatory, offering lovely views over the private garden. A handy utility room provides additional storage, plumbing for a washing machine, a door out to the rear garden and a door to a separate W.C.

To the first floor are three double bedrooms with fitted storage and family bathroom. The main double bedroom benefits from a fitted wardrobe and en-suite shower room.

The modern fully tiled bathroom comprises a bath with shower over, hand basin and W.C. housed within a vanity unit and a heated towel rail.

Externally to the rear is well maintained and very private garden. Laid to lawn and a paved patio with mature shrubs and planting. There is side access to the front where there is a lawn, driveway parking and a garage with an electric door.

Situated within this sought after residential development which has great road links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and award winning beaches.

## Entrance Hallway

### Living Room

16'5" x 11'3"

### Kitchen/Diner

18'2" x 9'2"

### Conservatory

8'10" x 7'10"

### Utility Room

5'11" x 5'2"

### W.C.

### Bedroom One

11'8" x 8'9"

### En-suite

5'6" x 4'11"

### Bedroom Two

12'1" x 8'3"

### Bedroom Three

12'0" x 7'1"

### Bathroom

6'4" x 5'4"

### Externally

To the rear is well maintained and very private garden. Laid to lawn and a paved patio with mature shrubs and planting. There is side access to the front where there is a lawn, driveway parking and a garage with an electric door.

### Tenure

Freehold

### Personal Interest

In accordance with the Estate Agent's Act 1979, prospective buyers should be aware that the owner of this property is a relative of an employee of Brannen & Partners.

