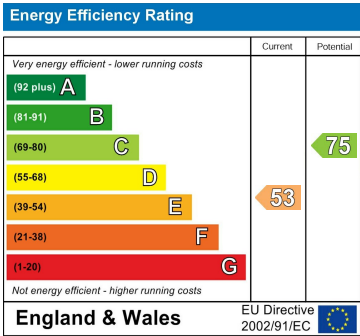




Seatonville Road, West Monkseaton



**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 £400,000

Description

SPACIOUS FIVE BEDROOM SEMI DETACHED FAMILY HOME WITH WESTERLY FACING GARDEN SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN MONKSEATON

We are delighted to bring to the market this extended five bedroom semi detached property, conveniently located close to local shops, amenities, schooling and Metro station. Boasting open-plan living, modern interiors, stylish bathrooms, westerly facing private garden, driveway parking and garage.

Briefly comprising: Entrance to a bright and welcoming hallway, accessing all ground floor rooms and stairs leading to the first floor. The living room is situated to the rear of the property overlooking the garden, an opening leads to the dining room which offers another good sized room, featuring a bay window and fireplace housing a gas fire.

The extended kitchen/breakfast room is perfect for family living and entertaining friends, the open-plan layout provides a light and airy feel with double doors giving access out to the rear garden. There are a good range of modern fitted wall and base units, including an island providing additional storage and seating. Integrated appliances include an oven, induction hob, extractor fan, dishwasher, washing machine, fridge/freezer and a boiling water tap.

To the first floor are five bedrooms, bathroom and shower room. Three of the bedrooms are generous doubles, two of which benefit from fitted wardrobes. The stylish family bathroom comprises a freestanding bath, separate walk in shower, hand basin within a vanity unit, W.C. and heated towel rail. A newly fitted shower room has been tastefully designed, fully tiled with a walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a well proportioned private westerly facing garden, laid to lawn with patio areas and raised planters. To the front is a gravelled driveway and garage.

Monkseaton is a sought after residential area, offering excellent local transport links as well as road links in to Newcastle City centre and other coastal towns. There are many amenities nearby, which includes Monkseaton Front Street which is within walking distance providing a good selection of local shops and cafes. Good schooling is also within walking distance as well as the beautiful beaches of Whitley Bay.

Entrance Hallway

Living Room  
12'5" x 10'7"

Dining Room  
13'10" x 10'9"

Kitchen/Breakfast Room  
17'2" x 15'1"

Bedroom One  
14'9" x 9'4"

Bedroom Two  
11'3" x 10'11"

Bedroom Three  
8'11" x 8'7"

Bathroom  
8'7" x 7'11"

Bedroom Four  
13'8" x 7'3"

Bedroom Five  
11'11" x 7'3"

Shower Room  
6'8" x 4'3"

Externally  
Externally to the rear is a well proportioned private westerly facing garden, laid to lawn with patio areas and raised planters. To the front is a gravelled driveway and garage.

Tenure  
Freehold

