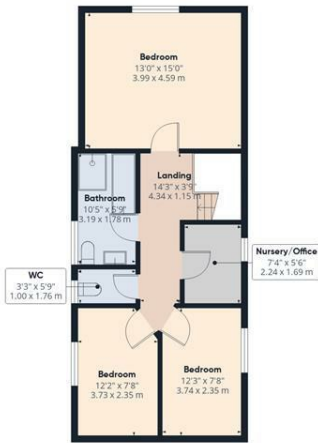




Earsdon Court, West Monkseaton



Ground Floor



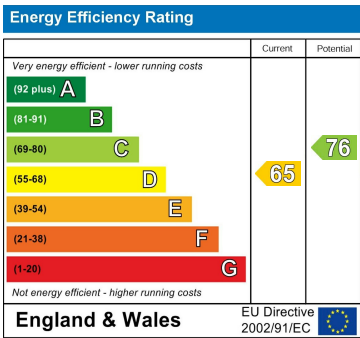
Floor 1

Approximate total area⁽¹⁾
1288 ft²
119.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £445,000

Description

DECEPTIVELY SPACIOUS FOUR BEDROOM TERRACED PROPERTY WITH A GARAGE TUCKED WITHIN A CUL-DE-SAC SITUATED CLOSE TO AMENITIES AND METRO STATION IN WEST MONKSEATON

We are delighted to bring to the market this beautifully appointed four bedroom terraced family home, conveniently located close to local shops, amenities, schools and Metro station in West Monkseaton. Boasting stylish interiors, two reception rooms, extended modern kitchen, large private garden and garage. Must be seen!

Briefly comprising: Entrance vestibule to a bright and inviting hallway leading to all ground floor rooms and stairs to the first floor. The well proportioned living room offers a dual aspect overlooking the rear garden and an attractive feature fireplace houses a gas fire. The dining room is perfectly positioned adjacent to the living room with double doors from the hallway and also links to the stylish kitchen. The extended kitchen is flooded with natural light due to the large roof lantern and glazed double doors leading to the rear garden. Modern fitted wall and base units provide ample storage as well as integrated appliances which include a Smeg six ring gas hob, Bosch oven, extractor hood and fridge/freezer. From the dining room is a door giving access to the garage where there is plumbing for a washing machine.

To the first floor is a bright and airy landing leading to all bedrooms and bathroom. Three of the bedrooms are doubles in size, the primary bedroom being particularly generous in size. The fourth bedroom would make an ideal nursery or home office. The family bathroom comprises a bath, separate step in shower, hand basin and W.C. housed with a vanity unit and a heated towel rail. There is also a handy separate W.C.

Externally to the rear is a large enclosed southerly facing garden, laid to lawn with raised planters and paved patio areas. To the front is a garage and parking.

Tucked within a cul-de-sac, this property is ideally located close to local shops and amenities in West Monkseaton and Whitley Bay. 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 Vestibule

Hallway

Living Room
16'2" x 13'1"

Dining Room
15'11" x 10'8"

Kitchen
18'1" x 7'6"

Bedroom One
15'0" x 13'1"

Bedroom Two
12'2" x 7'8"

Bedroom Three
12'3" x 7'8"

Nursery/Study
7'4" x 5'6"

Bathroom
10'5" x 5'10"

W.C.

Externally

Externally to the rear is a large enclosed southerly facing garden, laid to lawn with raised planters and paved patio areas. To the front is a garage and parking.

Tenure
Freehold

