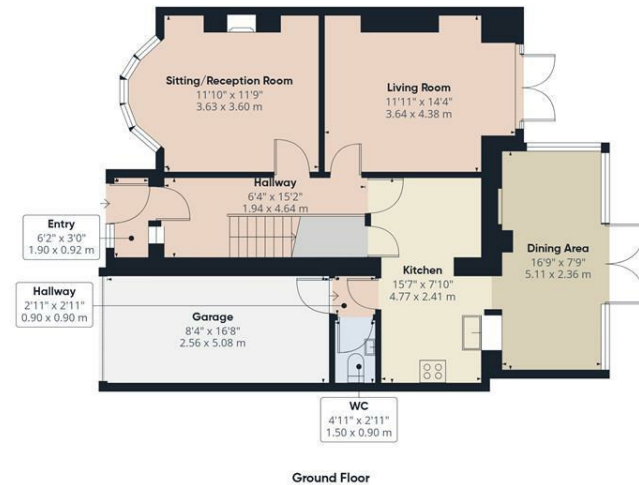
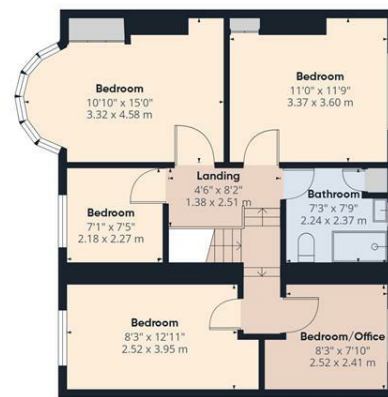




# Townsville Avenue, West Monkseaton



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1487 ft<sup>2</sup>  
138.1 m<sup>2</sup>

(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



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.

Offers Over £430,000

## Description

EXTENDED & WELL PRESENTED FIVE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN WEST MONKSEATON

Brannen and Partners welcome to the market this well presented five bedroom property situated within this popular residential area in West Monkseaton. Benefitting from two reception rooms, extended kitchen/diner, private garden, driveway parking and garage.

Briefly comprising: Entrance porch to the hallway, giving access to all ground floor rooms and stairs leading to the first floor. Overlooking the front of the property is an attractive sitting room, boasting a bay window allowing plenty of light to fill the room and a fireplace housing an electric fire. To the rear is a further reception room with double doors offering access out to the private garden. The well equipped kitchen/diner has been extended to offer a sociable space, ideal for family living and entertaining friends. The modern fitted wall and base units with Quartz worktops provide plenty of storage as well as integrated appliances which include a Neff oven, microwave, induction hob, extractor hood, fridge/freezer, dishwasher and a Quooker hot tap. The dining area has a vaulted ceiling with Velux windows and double doors open out to the rear garden. An inner lobby from the kitchen leads to a separate W.C. and a door to the garage.

To the first floor are five bedrooms and family shower room. Three of the bedrooms are good sized doubles, whilst one of the bedrooms is being utilised as a home office. The shower room comprises a large walk in shower, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a low maintenance southerly facing garden, a timber decked patio provides a pleasant seating area along with an artificial lawn and pond. To the front is a block paved driveway with an EV point and garage.

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 highly regarded schools.

## Entrance Porch

## Hallway

## Sitting/Reception Room

11'10" x 11'9"

## Living Room

14'4" x 11'11"

## Kitchen

15'7" x 7'10"

## Dining Area

16'9" x 7'8"

## W.C.

## Bedroom One

15'0" x 10'10"

## Bedroom Two

11'9" x 11'0"

## Bedroom Three

7'5" x 7'1"

## Bedroom Four

12'11" x 8'3"

## Bedroom Five/Office

8'3" x 7'10"

## Externally

Externally to the rear is a low maintenance southerly facing garden, a timber decked patio provides a pleasant seating area along with an artificial lawn and pond. To the front is a block paved driveway with an EV point and garage.

## Tenure

Freehold

