

1A Main Street, Ponteland,
Newcastle Upon Tyne, NE20 9NH

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Trading Places



Monks Avenue, Monkseaton - £199,950

- Two Bedroom Double Fronted Semi Detached House Situated on Generous Corner Plot
- Lounge, Dining Kitchen, Wet Room, Two Double Bedrooms & Gardens to Front, Side & Rear
- EPC Rating D



Whitley Bay Tel: 0191 251 1189



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Monks Avenue, Monkseaton

Trading Places welcome to the market this two bedroom double fronted cottage style semi detached bungalow occupying a generous corner site. Located in a very popular residential area of Monkseaton on Monks Avenue. Supported by local shopping facilities near by as well as West Monkseaton Metro station and good bus and road transport links. A good selection of super markets are also within walking distance and Monkseaton village has a verity of pubs, cafés and general dealers. The property has a good size lounge and dining kitchen which could be extended to the side to create a larger living area or open plan subject to planning permission also benefitting from mature well stocked gardens and a patio area to the rear. The bungalow briefly comprises; entrance hallway, spacious lounge with two bay windows over looking the front and side gardens, a good size dining kitchen, two double bedrooms one with patio doors leading out to the rear patio garden, and a wet room. The property benefits from double glazing and gas central heating. Externally there are gardens to the front, side and rear with a driveway and garage to the side of the bungalow. Viewing is recommended in order to appreciate the potential of further development if required. Please call our branch on 0191-2511189. EPC Rating D

Entrance Vestibule

Storm porch over hardwood front entrance door with glazed pane opening to vestibule with dado rail and part glazed inner door opening to lounge.

Lounge 5.99 x 4.47 (19'8 x 14'8)

(Measurement taken not including walk in bay window recess) Two double glazed walk in bay windows to the front and side making this a lovely light and airy reception room. Feature fireplace surround with electric coal effect fire on tiled hearth. Ceiling coving. Two radiators.

Dining Kitchen 4.14 x 3.96 (13'7 x 13'0)

Generously proportioned dining kitchen equipped with a range of wall and base units with work surfaces, space for slot in cooker, stainless steel sink with drainer, plumbing for automatic washing machine and tiled splash backs. Vinyl flooring. Double radiator. Double glazed window to the rear and double glazed window to the side and door leading to the garage.

Wet Room/wc

Spacious modern wet room with shower, fitted vanity unity with inset wash basin and storage below and low level wc. Partly tiled walls. Two obscure double glazed windows to the rear elevation. Extractor fan. Chrome heated towel radiator.

Double Bedroom 1 4.75 x 3.33 (15'7 x 10'11)

Walk in double glazed bay window to the front elevation. Radiator. Ceiling coving.

Bedroom 2 2.97 x 2.54 (9'9 x 8'4)

Double glazed sliding patio doors leading out to the rear garden. Radiator.

Front & Rear Gardens

Low maintenance gardens to the front and side with patio areas, raised flower beds as well as gravelled and planted borders. Side path access to garage. At the rear of the property there is a patio yard with high walled boundaries.



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Garage

Situated to the side/rear of the bungalow with driveway parking, timber garage door at the front, power, lighting and plumbing for a washing machine. Separate door giving access to the dining kitchen.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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