

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

Tel: 0191 2511189

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Trading Places



Monks Avenue, Monkseaton - £199,950

- Cottage Style Semi Bungalow
- Double Fronted
- Spacious Lounge
- Larger Corner Plot
- Two Bedrooms
- Newly Fitted Dining Kitchen



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 on the outskirts of Whitley Bay. Supported by local shopping facilities near by as well as medical centre, schools, pubs and country walks. West Monkseaton Metro station is within walking distance and good bus and road transport links are close by. 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 light and airy lounge, a newly fitted dining kitchen, also benefitting from mature well stocked cottage style gardens which has perennial plants for each season of the year, and a private court yard 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 newly fitted dining kitchen, two double bedrooms one with french door leading out to the rear patio garden, and a wet room. The property benefits from double glazing and gas central heating (new boiler installed August 2018). Externally there are mature 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)

Newly fitted and generously proportioned dining kitchen equipped with a range of cream wood cottage style wall and base units with concealed under lighting, contrasting work surfaces, built in electric oven in tower unit, gas hob with extractor over, stainless steel sink with drainer, plumbing for automatic washing machine and tiled splash backs. Laminate flooring. Double radiator. Plinth electric heater 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 unit 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 french door and double glazed window to the rear patio garden. Radiator.

Front & Rear Gardens

Double fronted cottage style front gardens filled with mature planting and well stocked perennial plants for each season which



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attract awry of wild life and birds. The side garden has fitted raised beds with organic vegetable and fruit plants, and paved area, gate to side drive giving access to the single garage.
At the rear of the property there is a private patio court yard with high walled boundaries ideal drying space.

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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