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Trading Places



## Sandringham Drive, West Monkseaton - £212,500

- Immaculately Presented
- Two Reception Rooms
- Stylish Modern Bathroom
- Two Bedroom Semi Detached
- Modern Fitted Kitchen
- Front And Rear Gardens



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## Sandringham Drive, West Monkseaton

Trading Places welcome to the market for sale this immaculately presented two bedroom semi detached house located in a popular residential street in West Monkseaton on Sandringham Drive. The property has been very well maintained by the current owner and is ready to move straight into, ideal for first time buyers or a small family. Conveniently situated close to local shopping facilities, amenities and having easy access to transport links as well as in catchment for popular local schools. West Monkseaton metro station is within walking distance for commuting into Newcastle and other coastal towns. The property benefits from double glazing, gas central heating and briefly comprises of :- Entrance hallway, lounge to the front with bay window and feature fireplace, dining room with feature fireplace and extended to the rear with french doors leading out to the rear garden, fitted modern kitchen with built in appliances. To the first floor there are two bedrooms and a bathroom wc fitted with modern three piece suite. Externally there are front and rear gardens and there is a garage to the side with double length drive for off street parking. Viewing is highly recommended to appreciate this lovely stylish home. Please call our branch on 0191-2511189 to arrange an appointment. EPC Rating D.

### Entrance hallway

Double glazed panel door, double glazed window to the side, radiator, coving to ceiling, tiled flooring stairs to first floor and doors off to

### Lounge 14'11x 13'11 (4.55m x 4.24m)

Double glazed bay window to the front, chimney breast and alcoves with feature stone fireplace and electric flame effect fire, coving to ceiling, radiator, television point and telephone point.

### Dining Room and Snug 16'2x 11'8 (4.93m x 3.56m)

Chimney breast and alcoves, marble fireplace and heath with electric fire, walk in storage cupboard, radiator, open through to snug area, double glazed window to the side, double glazed french doors to the rear garden, tiled flooring and wall lights.

### Kitchen 14'4 x 5'3 (4.37m x 1.60m)

Fitted with a range of moder shaker style wall and base units with contrasting roll top work surfaces, built in electric oven, gas hob with extractor over, tiled splash backs, one and a half bowl sink and drainer with mixer taps, double glazed window to the rear, panelled ceiling with spot lights, door to garage,

### First Floor Landing

Double glazed frosted window to the side, balcony with wrought iron railing, loft access, radiator and built in storage cupboard.

### Bedroom one 14'11 x 14' (4.55m x 4.27m)

Double glazed bay window to the front, radiator, coving to ceiling and access to landing balcony.

### Bedroom two 10' 2 x 8' 2 (3.05m 0.05m x 2.44m 0.05m)

Double glazed window to the rear and radiator.

### Bathroom

Three piece white modern suite comprising of:- panelled bath with mixer shower taps and glass screen, wash hand basin, enclosed



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cistern wc, double glazed frosted window to the rear, panelled ceiling, radiator, tiled flooring

### External

Rear garden- Fenced to sides and rear with lawn, mature shrubs, patio areas, shed to side.<br/>Front garden- Half walled with gravel and shrubs.

### Garage and drive

Double wood doors to the front, power and lighting, wall mounted boiler, plumbed for washing machine, double glazed door to the rear access to rear garden. Double length drive providing parking.

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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