



Fair Green West Monkseaton

Beautifully located on this highly sought after street, close to Metro, shops, schools and most local amenities. A gorgeous position, this charming, 1930's, semi-detached bungalow also benefits from a fabulous, South, Westerly rear garden, with lawn, patios, borders and shed. Well-presented and improved throughout, double fronted in style with feature bay window, rear lounge with feature fireplace, conservatory/dining area with French doors out to the rear garden, extended, modern breakfasting kitchen with integrated appliances, separate utility room with access to both the front and the rear gardens/driveway. Two double bedrooms, family bathroom with shower, we have been advised that the loft is also floored with pull down ladder for additional storage. Generous front driveway and additional garden. A real gem!

£295,000

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Fair Green

West Monkseaton

Double Glazed Entrance Door to:

ENTRANCE HALLWAY:

Feature panelling, loft access, we have been advised that the loft has pull down ladders, is fully boarded and has a light, door to:



LOUNGE: (rear): 13'4 x 12'1, (4.06m x 3.68m)

A pleasant, rear facing lounge with measurements into alcoves, attractive feature fireplace with electric fire, tiled hearth, radiator, door to kitchen and double-glazed French doors into:

CONSERVATORY/DINING AREA: 9'2 x 9'6, (2.79m x 2.90m)

Currently enjoyed as a dining room with double glazed French door opening out to and overlooking the beautiful rear garden



BREAKFASTING KITCHEN: 15'7 x 7'3, (4.75m x 2.21m)

Extended, modern breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating wood worktops, single drainer sink unit, integrated electric oven, gas hob, contemporary flooring, plumbing for dishwasher, tiled splashbacks, radiator, two double glazed windows, double glazed door out to the rear garden, door to:

UTILITY ROOM: 13'4 X 6'3, (4.06m x 1.91m)

An excellent sized utility area which conveniently provides access via double glazed doors to both the rear garden and to the front garden and driveway, roll edge worktops, one and a half bowl sink unit with mixer taps, plumbed in for automatic washing machine, combination boiler



BEDROOM ONE: (front): 11'6 x 9'3, (3.51m x 2.82m)

With measurements into feature double glazed bay window and alcoves, two radiators

BEDROOM TWO: (front): 12'1 x 10'6, (3.68m x 3.20)

Plus, depth of alcoves, radiator, double glazed window

FAMILY BATHROOM:

White suite comprising of, bath, electric shower, pedestal washbasin with hot and cold mixer taps, low level w.c., chrome radiator, vinyl, non-slip flooring, storage cupboard, double glazed window

EXTERNALLY:

A gorgeous, substantially improved rear garden with a delightful, sought after South-Westerly aspect ensuring maximum sun and fun in your garden! With patio, lawn, well stocked borders, shed, outside tap and fencing, you can be sure to enjoy your outside time and space. The front garden has a spacious driveway, additional lawn and is walled

TENURE

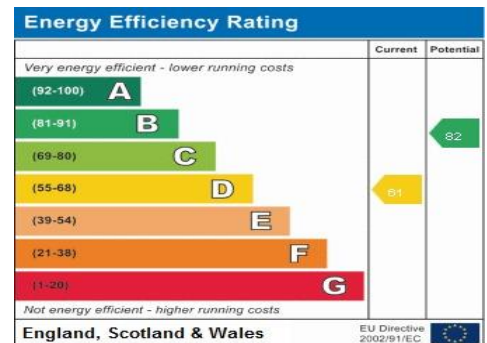
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

WB2001/AI/DD/23.07.2023/V.2





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