



Thorntree Drive West Monkseton

With wonderful kerb appeal, this sought after 1930's semi-detached house is within the catchment for popular local schools, close to the Metro, bus routes, shops and amenities. It is also approximately a 5 minute drive from Whitley Bay town centre and our stunning coastline. Available with no onward chain and loved by the current family for many years, we are certain this lovely home will be just perfect for someone looking for a property that requires some updating. With a generous, South facing rear garden, spacious block paved driveway and garage, parking and outside space won't be an issue! You are welcomed by a useful entrance porch, hallway with original staircase and return on the first floor landing, front facing lounge/dining room with feature bay window, fabulous sized rear lounge, again with bay, overlooking, and with patio doors opening to the garden area, fitted kitchen with door out to the garden. There are two double bedrooms and one single/nursery bedroom to the first floor, the principle, front bedroom with feature bay and wardrobes, providing excellent storage. Family bathroom with shower, separate w.c. We have been advised that the loft is also floored for storage purposes. No onward chain. Freehold. EPC: C, Council Tax Band: C

£278,000

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Thorntree Drive

West Monkseaton

Double Glazed Entrance Door to:

ENTRANCE PORCH: useful and spacious porch with double glazed windows, double glazed door into:

HALLWAY: spacious hallway with original, turned staircase to the first floor, large under-stair cupboard, laminate flooring, dado rail, door to:

FRONT LOUNGE/DINING ROOM: (front): 12'2 x 12'0, (3.71m x 3.65m), with measurements into alcoves and feature double glazed bay window, radiator, picture rail

REAR LOUNGE: 16'5 x 11'0, (5.02m x 3.35m), with measurements into double -glazed walk- in bay with patio door out to the garden and measures into alcoves, feature fireplace with electric fire, radiator, dado rail

KITCHEN: (rear): 11'0 x 7'3, (3.35m x 2.22m), fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, electric point, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, combination boiler, tiled splashbacks and floor, double glazed window and door out to the rear garden



FIRST FLOOR LANDING AREA: impressive landing with return, coving, door to:

BEDROOM ONE: (front): 12'9 x 10'8, (3.93m x 3.29m), with measurements into feature double glazed bay window, fitted wardrobes, radiator

BEDROOM TWO: (rear): 10'6 x 10'0, (3.32m x 3.04m), radiator, double glazed window

BEDROOM THREE: (side): 7'6 x 6'5, (2.31m x 1.98m), radiator, double glazed window, fitted wardrobes

FAMILY BATHROOM: modern bathroom suite, comprising of, bath with hot and cold mixer taps, chrome shower, pedestal washbasin, chrome radiator, double glazed window, panelled walls and ceiling with spotlights, loft access with pull down ladders, we have been advised that the loft is floored for storage purposes with a light

SEPARATE W.C: low level w.c., double glazed window

EXTERNALLY: a lovely, South facing rear garden with patio, lawn, mature, well stocked borders and hedging, fenced, outside tap, door into the rear of the garage, front, block paved driveway, walled with wrought iron fencing and gated access

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: C

WB1609/AI/DB/30.11.2023/V.1





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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