



## The Gardens | Monkseaton | NE25 8BG

**£350,000**

Rarely available to the open market, we absolutely love this beautiful, link detached, double fronted bungalow on one of the most sought after streets in Monkseaton Village. Walking distance to the Metro, shops, eateries and amenities and approximately a five minute drive from our gorgeous coastline and Whitley Bay town centre, the location is fantastic! Available with no onward chain and boasting many improvements lovingly carried out by the current owners. Wonderful features, entrance vestibule and hallway, front lounge with feature bay window, fireplace and fire, separate dining room with elevated position opening out to the private balcony, overlooking the rear garden, wood burning stove. The dining room flows through to the stylish and contemporary re-fitted kitchen with integrated appliances, utility area with access to the garden and into the spacious garage with electric roller door. Two double bedrooms, the principle front bedroom with feature bay window and the second bedroom with attractive sliding wardrobes. Fully floored loft with Velux windows and ample storage. Private and enclosed rear garden with private, non-running bamboo screening and patio area. Large, block paved front driveway with ample parking.

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Double Glazed Entrance Door to:

**ENTRANCE VESTIBULE:** spotlights to ceiling, picture rail, door to:

**ENTRANCE HALLWAY:** impressive and spacious hallway with spotlights to ceiling, feature arch, cornice to ceiling, door to:

**LOUNGE:** (front): 15'3 x 14'0, (4.65m x 4.27m), into feature double glazed bay window, plus depth of alcoves, attractive feature fireplace with log effect gas fire, radiator, spotlights to ceiling, cornice to ceiling, radiator

**DINING ROOM:** (rear): 12'4 x 9'5, (3.76m x 2.87m), a beautiful room, showcasing a gorgeous wood burning stove, exposed brick recess, tiled hearth, double glazed French doors out to the private balcony which overlooks the rear garden, radiator, large walk-in storage cupboard with shelving and housing meters, dining room is through to:

**KITCHEN:** (rear): 12'3 x 9'1, (3.73m x 2.77m), stunning, stylish and contemporary kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric dual oven, induction hob, cooker hood, slim line dishwasher, integrated fridge freezer, spotlights to ceiling, double glazed window, under-unit lighting, modern tiling, wine rack, radiator, vinyl flooring, through to:

**UTILITY AREA:** double glazed door out to the rear garden, door through to garage, plumbed for automatic washing machine, combination boiler, door to:



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**FAMILY BATHROOM:** 9'5 x 7'0, (2.87m x 2.13m), lovely re-fitted bathroom, comprising of, bath, chrome shower, pedestal washbasin, low level w.c., fully tiled walls, radiator, double glazed window, spotlights to ceiling, vinyl flooring

**BEDROOM ONE:** (front): 14'8 x 12'3, (4.47m x 3.73m), into feature double glazed bay window, radiator, spotlights to ceiling

**BEDROOM TWO:** (rear): 12'9 x 12'3, (3.89m x 3.73m), including depth of stylish fitted mirrored wardrobes, radiator, double glazed window

**LOFT ROOM ONE:** 15'2 x 13'5, (4.62m x 4.09m), two Velux windows, spotlights to ceiling, storage into eaves, through to:

**LOFT ROOM TWO:** 7'8 x 7'2, (2.33m x 2.18m), storage into eaves, spotlights to ceiling

**GARAGE:** 16'3 x 6'6, (4.95m x 1.98m), four skylight windows allowing maximum light into the room, electric roller door, electrics and lighting, cold water supply, two taps

**EXTERNALLY:** private and enclosed rear garden with patio areas, non-running bamboo and shrubs. Large, block paved front driveway and garage to the front

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

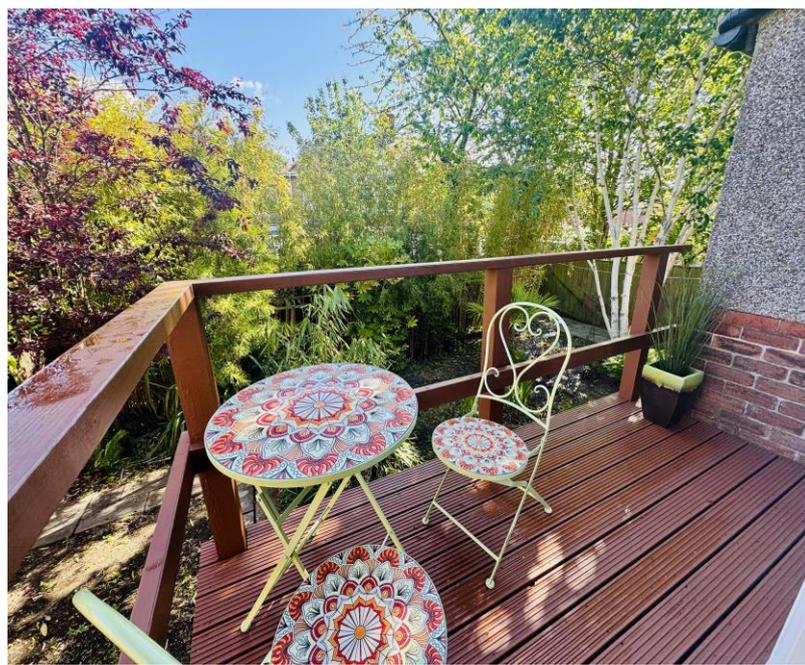
#### TENURE

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: D

#### EPC RATING: TBC

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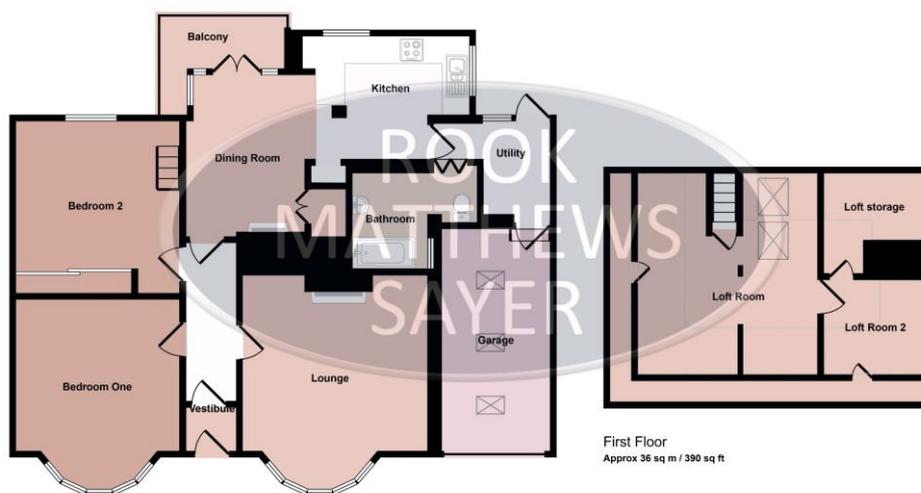


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Approx Gross Internal Area  
134 sq m / 1445 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## AWAITING EPC RATING

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**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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