



Holm Green | Monkseaton | NE29 9SQ

**£310,000**

We have fallen in love with this fabulous, extended, 1930's semi-detached family home with double bay windows to the front. Within walking distance to the Metro, shops, sought after schools and Monkseaton Village, the location is just wonderful! Available with no onward chain, this gorgeous semi showcases an entrance porch, hall, lounge with feature bay and wood burning stove, there is an extended, open living and family dining kitchen, with gorgeous, stylish kitchen enjoying integrated appliances, there are double glazed French doors and roof lanterns opening out to the garden and allowing maximum light into this glorious room! Downstairs cloaks/w.c., separate utility room, large garage. Two double bedrooms to the first floor, the principal bedroom with walk in study or wardrobe area. Stunning re-fitted bathroom with forest waterfall shower. Beautiful South-Westerly rear garden with patio and lawn, re-laid resin driveway, front lawn and garage. Just wow!

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Double Glazed Entrance Door to:

ENTRANCE PORCH: laminate flooring, wood effect flooring, double glazed windows, door to:

ENTRANCE HALL: turned staircase to the first floor, door to:

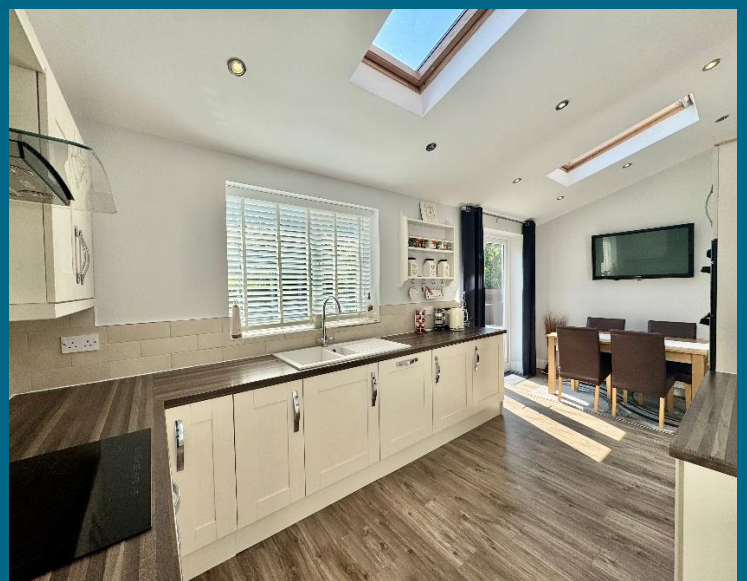
LOUNGE: (front): 15'11 x 12'5, (4.85m x 3.78), with measurements into feature double glazed bay window with stained leaded light tops and alcoves with fitted storage and shelving, fabulous wood burning stove, attractive feature fireplace, hearth, radiator, through to:

OPEN LIVING DINING KITCHEN: 16'2 x 8'8, (4.93m x 2.64m), wood effect laminate flooring, radiator, under-stair cupboard, open through to the dining kitchen area with a stylish range of base, wall and drawer units, roll edge worktops, integrated fridge, dishwasher, double electric oven, hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, two Velux windows, double glazed French doors out to the garden, wood effect flooring, spotlights to ceiling, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with push button cistern, vanity sink unit with mixer taps, radiator, wood effect flooring, spotlights to ceiling, modern tiling

UTILITY ROOM: 14'9 x 5'1, (4.51m x 1.54m), radiator, double glazed door out to the garden, base unit, roll edge worktops, combination boiler, wood effect flooring, door through to the garage

GARAGE: 14'10 x 8'4, (4.53m x 2.55m), superb sized garage with up and over door, coal cupboard, additional high- level storage



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**FIRST FLOOR LANDING AREA:** double glazed window, large loft access with pull down ladders, we understand that the loft is mostly floored for storage purposes

**BEDROOM ONE:** (front): 12'9 x 12'6, (3.81m x 3.81m), with measurements into double glazed bay window and excluding depth of gorgeous, contemporary sliding mirrored wardrobes, radiator, double doors into large walk-in wardrobe or study area with double glazed window

**BEDROOM TWO:** (rear): 11'1 x 8'6, (3.38m x 2.59m), spacious double bedroom with radiator, double glazed window

**BATHROOM:** stunning, re-fitted bathroom, comprising of, bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, panelled ceiling with spotlights, fully tiled walls, tiled floor, radiator, two double glazed windows

**EXTERNALLY:** beautiful, South-Westerly, rear garden with patio and lawn, front lawned area with re-laid resin driveway, garage

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre

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:** B

**EPC RATING:** C

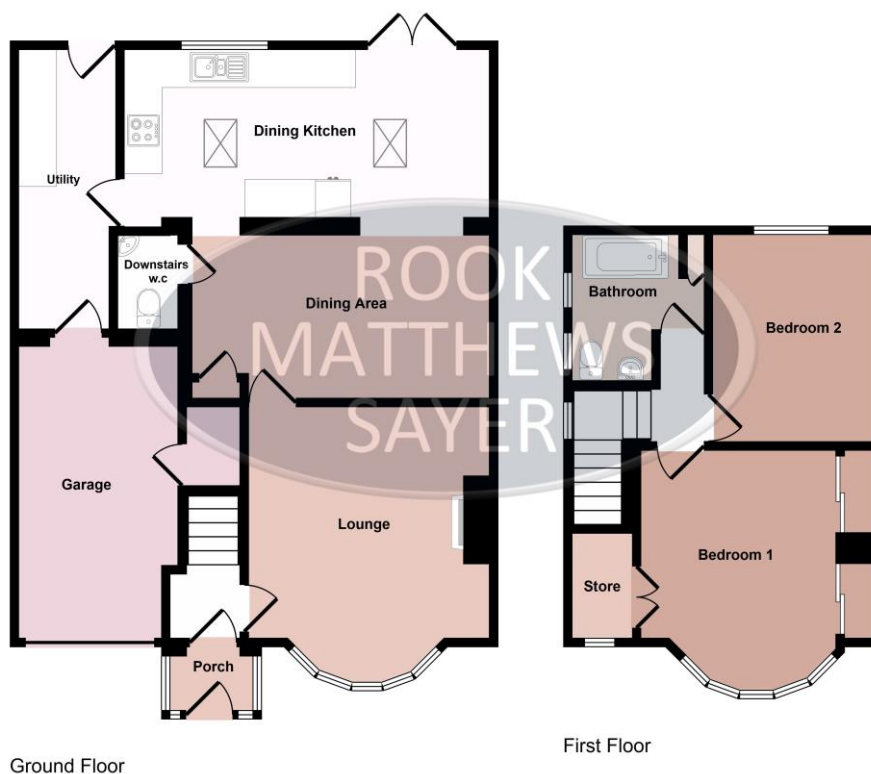
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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