



Briar Vale | Monkseaton | NE25 9AZ

**£250,000**

A modern three -bedroom link family home, beautifully presented throughout and located in this highly sought after and well established, development. Close to local schools, restaurants, bus routes, Metro Station, Monkseaton Village and a short drive to our fabulous coastline offering post card worthy walks! Entrance hallway, downstairs cloaks/w.c., family kitchen with integrated appliances, fabulous sized open plan lounge/dining room with French doors to rear patio and large storage cupboard. To the first floor there are three spacious double bedrooms, the principal bedroom enhanced by stylish sliding mirrored wardrobes, with fitted wardrobes to the second, stunning recently refitted luxurious family bathroom, superb sized storage cupboard and loft access, with pull down ladders, the loft is fully boarded with electric points and light, providing superb storage. Externally the property benefits from a allocated parking bay and to the rear is a substantial sized enclosed patio garden, offering a private low maintenance outdoor space.

**3****1****2****Mid Link Three Bedrooms****Family Kitchen with Integrated Appliances****Hallway, Downstairs Cloaks/w.c.****Luxurious Family Bathroom****Sought After Location****Gorgeous Open Lounge/Dining Room****Allocated Parking Bay****Private Enclosed Patio Garden**

For any more information regarding the property please contact us today

**ENTRANCE HALL:** laminate flooring, staircase up to the first floor, radiator door to:

**DOWNSTAIRS CLOAKS/W.C.:** contemporary and stylish with pedestal basin, pillar taps, low level w.c with push button cistern, chrome ladder radiator, double glazed window

**KITCHEN:** (front) 9'3 x 7'5 (2.7m x 2.1m), stylish fitted kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, plumbed for washing machine, single drainer sink unit with mixer taps, laminate flooring, double glazed window

**LOUNGE/DINER:** (rear) 15'2 x 14'5 (4.5m x 4.2m), superb sized lounge/dining area with French doors to the rear patio garden, laminate flooring, storage cupboard, two radiators, double glazed window

**FIRST FLOOR LANDING AREA:** radiator, storage cupboard, loft access, with pull down ladders, the loft is fully boarded with electric points and light

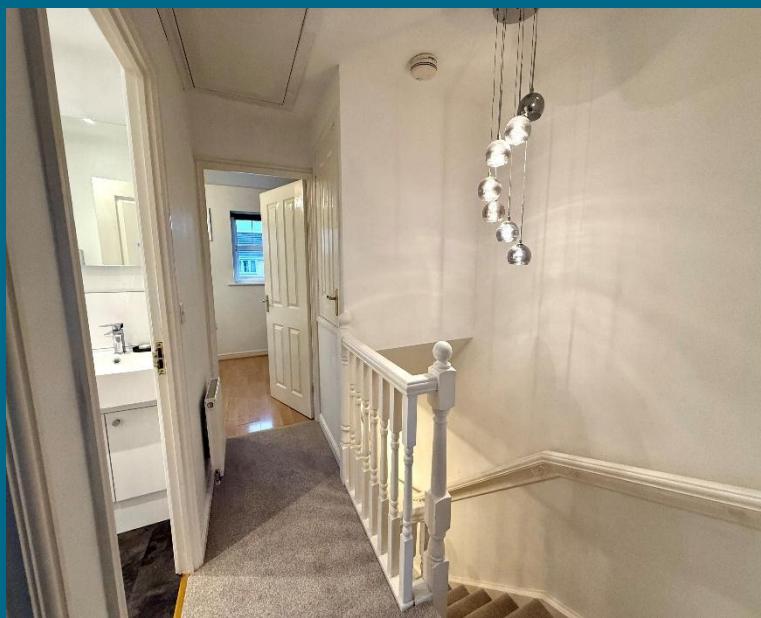
**BEDROOM ONE:** (front) 12'1 x 9'6 (3.6m x 2.7m), sliding fitted wardrobes, radiator, two double glazed windows

**BEDROOM TWO:** (rear) 10'4 x 6'9 (3.0m x 1.8m), fitted wardrobes, radiator, double glazed window

**BEDROOM THREE** (rear) 8'4 x 7'3 (2.4m x 2.1m) radiator, double glazed window

**FAMILY BATHROOM** (side) luxurious recently refitted family bathroom, chrome shower with additional rainfall shower over bath with mixer taps, vanity sink unit with mixer taps, partially tiled, chrome ladder radiator

**EXTERNALLY:** enclosed patio garden with shed and to the front of the property an allocated parking bay



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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

## 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: TBC**

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# AWAITING FLOORPLAN

**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.

**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 relation to this property.



AWAITING EPC