



Green Square | West Monkseaton | NE25 9SJ

£269,000

We just love this highly sought after, 1930's bungalow, beautifully positioned with a Southerly rear garden. Enjoy the Metro, Sainsbury's and local amenities, with our gorgeous coastline a short drive away too along with Monkseaton Village and Whitley Bay town centre what's not to love? This semi-detached bungalow is available with no onward chain and has been a cherished part of the family for many years. There is a welcoming hallway, front facing lounge with feature bay window, family breakfasting kitchen with integrated appliances and seating area, conservatory overlooking and opening out to the rear garden. Two double bedrooms, family bathroom with shower. The garden wraps around the front, side and to the rear with a delightful aspect, spacious front garden and driveway that accommodates at least two cars. It's just waiting for the next family to make some new memories!

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Highly Sought After Location

Close to Metro and Sainsbury's

No Onward Chain

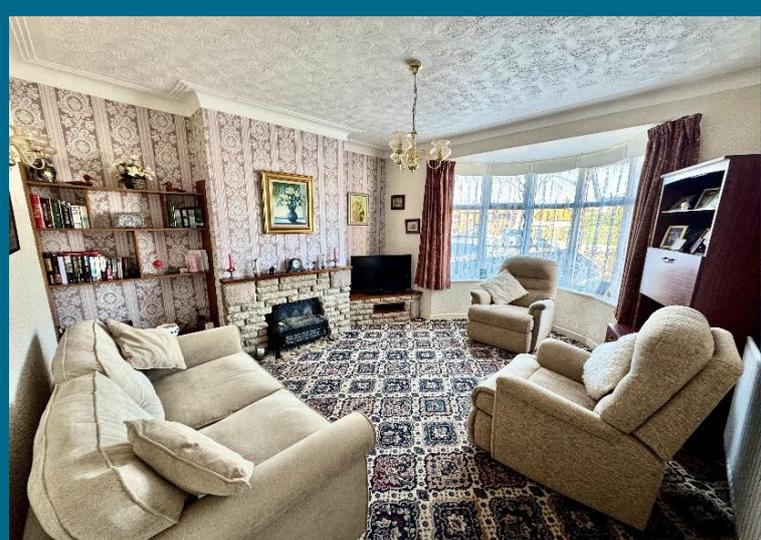
Gorgeous Garden with Southerly Aspect

Lounge with Feature Bay Window

Excellent Size Breakfasting Kitchen

Two Double Bedrooms

Bathroom, Spacious Driveway



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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Welcoming and spacious entrance hallway, radiator, picture rail, loft access, door to:

LOUNGE: (front): 15'1 x 12'3, (4.59m x 3.73m), into double glazed bay window and alcoves, brick feature fireplace, electric fire, radiator, coving to ceiling

BREAKFASTING KITCHEN: (rear): 12'3 x 10'0, (3.73m x 3.05m), a superb sized family breakfasting kitchen enjoying a light and airy ambience. Fitted with a range of base, wall and drawer units, roll edge worktops, breakfast bar, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine, combination boiler, two double glazed windows, door to:

CONSERVATORY: 10'9 x 7'5, (3.28m x 2.26m), overlooking and opening out to the rear garden

BEDROOM ONE: (rear): 11'2 x 10'9, (3.40m x 3.28m), enjoying a Southerly aspect, radiator, double glazed window overlooking the garden

BEDROOM TWO: (front): 10'0 x 8'6, (3.05m x 2.59m), radiator, double glazed window

BATHROOM: Comprising of bath with mixer taps and shower off, pedestal washbasin, radiator, low level w.c., double glazed window, part tiled, part panelled

EXERNALLY: A large, Southerly to the rear, garden which wraps around the side and to the front. With patio, lawn, mature borders, gated access to the front path, garden and driveway, which could accommodate at least two cars

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: 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.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.

If you require any further information on this, please contact us.

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

WB3241.TJ.DB.27/02/26.V.1

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.

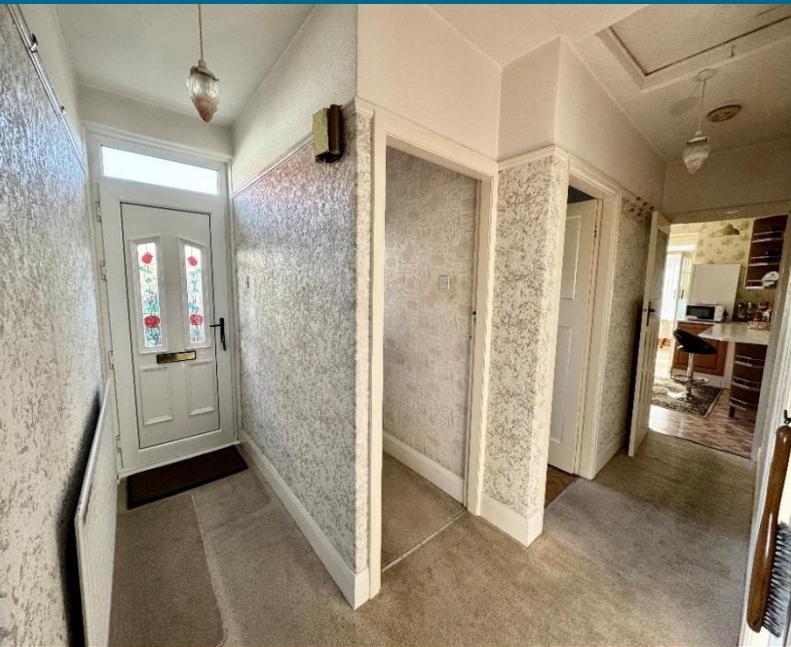
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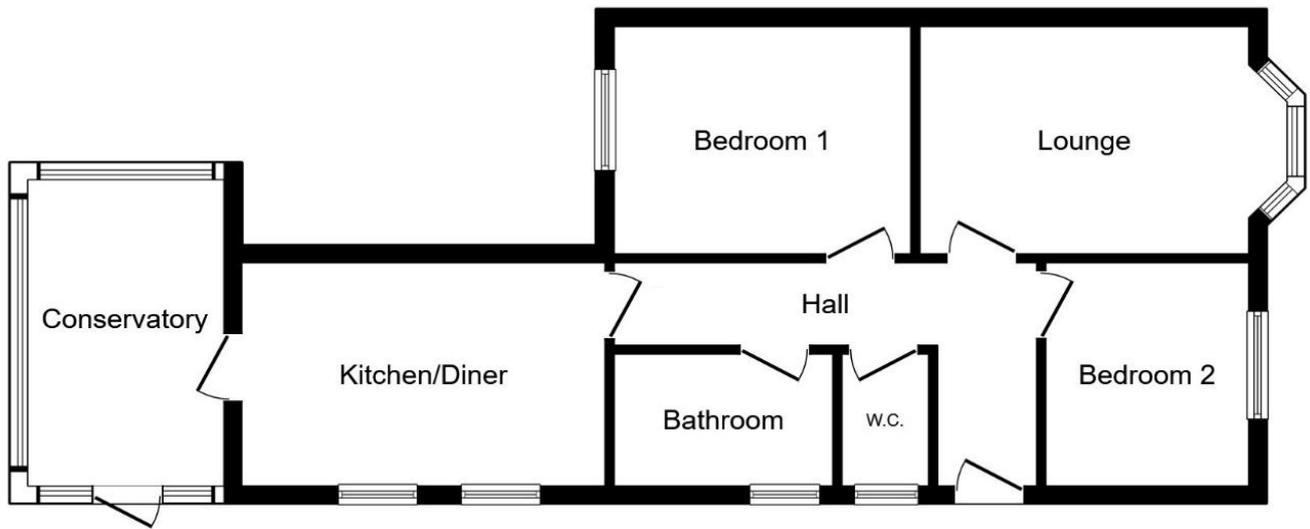


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Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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