



45 Fairways

West Monkseaton, NE25 9YG

£325,000

- ◆ Family Detached House
- ◆ Two Reception Rooms
- ◆ Fitted Kitchen/Utility
- ◆ Conservatory
- ◆ Four Bedrooms/ Ensuite
- ◆ Family Bathroom
- ◆ Garage/Gardens
- ◆ No Upper Chain



45 Fairways, West Monkseaton, Tyne And Wear, NE25 9YG



Property Description

RECEPTION HALLWAY

Staircase to first floor, central heating radiator

DOWNSTAIRS CLOAKS/ W.C

Comprising low level w.c., wash hand basin, tiled floor, uPVC double glazed window to front

LOUNGE

5.44m(17'10") x 3.35m(11'0") uPVC double glazed window to front, central heating radiator, feature fireplace, coving to ceiling, double doors to dining room

DINING ROOM

3.38m(11'1") x 3.12m(10'3") Laminate flooring, central heating radiator, double doors to conservatory



CONSERVATORY

4.09m(13'5") x 3.00m(9'10") uPVC double glazed windows, double doors to rear, laminate flooring

KITCHEN

3.61m(11'10") x 2.62m(8'7") uPVC double glazed window to rear, fitted with a range of wall and floor units with contrasting roll top work surfaces incorporating stainless steel sink unit with mixer tap, gas hob, electric oven, integral fridge freezer, dishwasher, microwave, tiled splashbacks. Access to the garage.



UTILITY AREA

Door to rear, washing machine and dryer, work surfaces, stainless steel sink unit with mixer tap. Laminate flooring.

UNDER STAIRS CUPBOARD

LANDING

Loft access. Storage cupboard



BEDROOM ONE

3.43m(11'3") x 3.48m(11'5") UPVC double glazed window to front, double built in wardrobes, laminate flooring.

BEDROOM TWO

3.99m(13'1") x 3.02m(9'11") UPVC double glazed window to front, radiator, laminate flooring, built in double wardrobe

EN-SUITE

Ensuite comprising shower cubicle with shower, wash basin with cupboard below, low level w.c., chrome ladder radiator, vinyl flooring. Double glazed window to front



BEDROOM THREE

3.18m(10'5") x 3.02m(9'11") uPVC double glazed window to rear, radiator, built in wardrobe.

BEDROOM FOUR

3.43m(11'3") x 2.46m(8'1") uPVC double glazed window to rear, radiator



FAMILY BATHROOM

Comprising white suite of panelled bath with electric shower over, screen, low level w.c., pedestal handwash basin, tiled floor, partially tiled walls

EXTERNALLY

Lawned garden to front, driveway leading to garage with roller shutter door, light and power points, fenced rear garden mainly laid to lawn





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M L Estates are pleased to offer for sale this detached house on the extremely popular Fairways estate, being offered for sale with the benefit of no upper chain. Briefly comprising reception hallway, lounge, dining room, fitted kitchen, utility room, conservatory, ground floor cloaks/w.c. To the first floor there are four bedrooms, master ensuite and family bathroom. Externally are gardens to both front and rear, driveway leading to a single garage. There is UPVC double glazing and gas central heating.

**27 Avenue Road
Seaton Delaval
Tyne & Wear
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

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