



Trading Places



21 Canberra Avenue Monkseaton, Whitley Bay, NE25 9DD

**** SEMI DETACHED FAMILY HOUSE**FOUR BEDROOMS** TWO RECEPTION ROOMS**KITCHEN AND UTILITY ROOM**BATHROOM AND SEPARATE WC**FRONT AND REAR GARDENS**GARAGE AND DRIVE** COSMETIC IMPROVEMENTS REQUIRED**NO UPPER CHAIN** IN CATCHMENT FOR POPULAR SCHOOLS****

Trading Places are delighted to bring to the market for sale this extended four bedroom semi detached family house, located in a popular area of Monkseaton on Canberra Avenue. The property would benefit from some cosmetic improvements which is reflected in the price. Situated close to local shopping facilities, amenities and having easy access to transport links and metro links, West Monkseaton metro station only a short distance away for commuting into Newcastle and other Coastal towns. The property is also conveniently located for catchment to popular local schools. Benefitting from double glazing, gas central heating and briefly comprising of: Entrance porch, entrance hallway, lounge to the front with bay window, rear lounge with patio doors leading out to the rear garden, kitchen, utility room. To the first floor there are four bedrooms, bathroom and a separate WC. Externally there are front and rear gardens and there is a single garage and drive for off street parking. Viewing is highly recommended and can be arranged through our branch by appointment on 0191-2511189. EPC to follow. Freehold.

Offers In The Region Of £255,000

21 Canberra Avenue

Monkseaton, Whitley Bay, NE25 9DD



- SEMI DETACHED FAMILY HOUSE
- KITCHEN AND UTILITY ROOM
- GARAGE AND DRIVE
- COSMETIC IMPROVMENT REQUIRED
- FOUR BEDROOMS
- BATHROOM AND SEPARATE WC
- IN CATCHMENT FOR POPULAR SCHOOLS
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- NO UPPER CHAIN DETAILS

Entrance porch

Double glazed frosted glass panel door with feature arch windows, wood panel walls and ceiling and wood paneled door with frosted glass panel leading into:

Entrance hallway

Frosted glass window to the side, coving to ceiling, radiator, under stairs storage cupboard and doors off to:

Lounge

15'11" x 11'8" (4.87 x 3.56)

Double glazed bay window to the front, chimney breast and alcove with stone brick fire place and living flame gas fire, television point and radiator.

Rear lounge

13'6" x 11'8" (4.13 x 3.56)

Double glazed patio doors to the rear, chimney breast and alcoves to one side with fitted shelving to one side, wall mounted gas fire, radiator and television point.

Kitchen

11'6" x 13'0" (3.53 x 3.98)

Fitted with a range of white wall and base units with roll top work surfaces, roll top breakfast bar, tiled splash backs, single sink and drainer, open chimney recess with gas cooker point, double glazed window to the rear, radiator, door to utility.

Utility room

Glazed and wood paneled door to the rear, single sink, plumbed for washing machine and tumble dryer, fitted base units, door to garage.

First floor landing

loft access and doors off to:

Bedroom one

14'10" x 10'3" (4.52m x 3.12m)

Double glazed bay window to the front, fitted wardrobes to one wall and radiator.

Bedroom Two

13' x 10'3" (3.96m x 3.12m)

Double glazed window to the rear, fitted wardrobes to one wall, and radiator

Bedroom three

6'11" x 6'5" (2.12 x 1.98)

Double glazed window to the front and radiator.

Bedroom four

14'9" x 7'4" (4.52 x 2.24)

double glazed window to the front and rear, radiator and glazed sliding door and glass panel.

Bathroom

Two piece coloured suite comprising of: tiled panel bath with electric shower over, pedestal wash hand basin, double glazed frosted window to

the rear, part tiled walls, built in storage cupboard housing the wall mounted boiler and radiator.

Separate WC

Low level WC, double glazed frosted window to the side and part tiled walls.

External

Rear Garden: Fenced to sides and rear, laid to lawn with plated borders, tress and shrubs, paved patio area, attached storage shed with access to the front.

Front Garden: Half walled with planting, shrubs and red gravel.

Garage and drive

Attached single garage with double opening doors, power and lighting, fitted storage cupboards. Block paved drive providing off street parking.



Directions



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