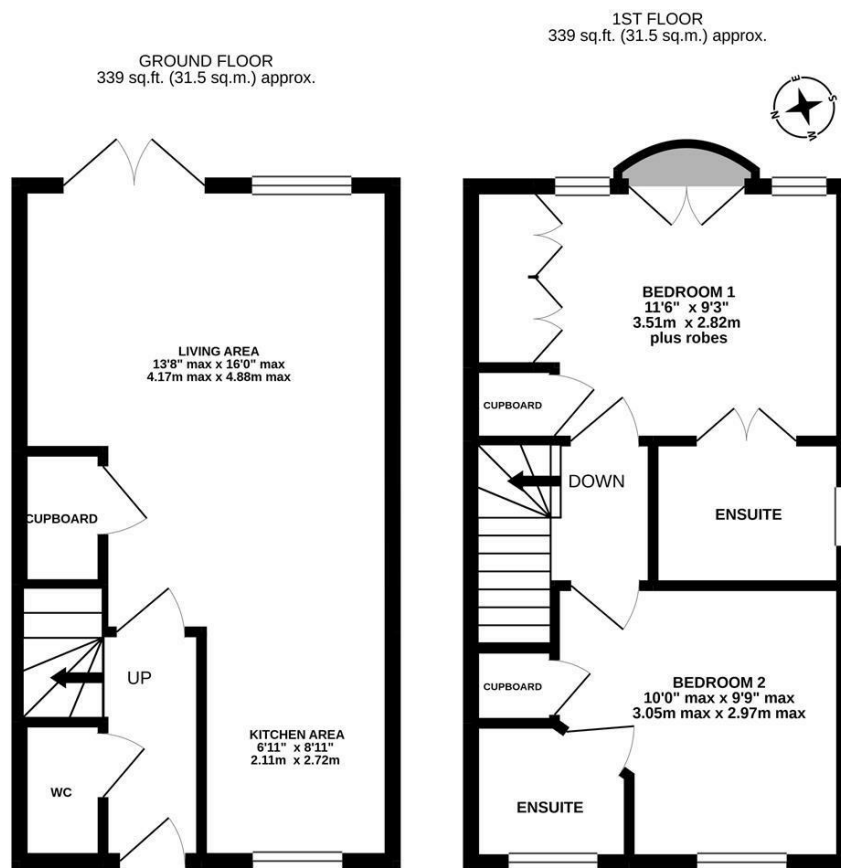




Open Plan Living & Well Presented Throughout!  
 This stylish, modern two bedroom semi-detached family home is ideally tucked away at Monarch Court, Longbenton. Monarch Court, a small cul-de-sac, is well placed to give access to both Longbenton and Four Lane Ends Metro Stations providing excellent access throughout the region. The property is also placed close to South Gosforth and its many amenities.

The accommodation briefly comprises: entrance hall with ground floor WC; 16ft living area with under-stairs storage, French doors leading to the rear garden and open to; kitchen area, with fitted wall and base units together with work surfaces, integrated Smeg appliances, breakfasting bar and rubber flooring. The first floor offers two double bedrooms, both with wool carpets, access to En-suite facilities and storage cupboard; bedroom one with fitted wardrobes and Juliette balcony. Externally, to the front the property benefits from a driveway, providing off-street parking. To the rear, an enclosed garden, laid mainly to lawn, with fenced boundaries and side gated access. Offered to the market with plantation shutters, double glazing, gas central heating and no onward chain. Perfect for first time buyers or down-sizers, an internal inspection is a must!

Modern Semi-Detached Home | Two Double Bedrooms | 679 Sq ft (63.1m<sup>2</sup>) | Open Plan Kitchen & Living Area | Two En-Suite Bathrooms | Driveway | Enclosed Rear Gardens | Quiet Location | DG & GCH | EPC Rating: Tbc



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Offers Over £145,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

