

SIGNATURE

NORTH EAST

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 Monks Way, North Shields NE30 2QN

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Offers Over £375,000

Situated on a large plot on the ever popular Monks Way, Tynemouth, is this larger than average three bedroom semi detached family home. This property boasts spacious living, modern decor throughout and a large South West facing garden.

A welcoming entrance hallway with stairs leading to the first floor, also provides access throughout the principal rooms of the ground floor. There is initial access into the main living room, which is illuminated with natural daylight from the large window to the front and glazed French doors to the rear that lead into the conservatory. There is also a feature fireplace and brand new carpets fitted. The second reception room to the right of the hallway is currently used as a home office/snug area. Leading into the large dining kitchen, there are a full range of fitted wall and floor units with a variety of integrated appliances, and plumbing for a fridge/freezer. There is also ample space for dining as well as access into the integral garage and to the garden. Completing the ground floor is a convenient WC.

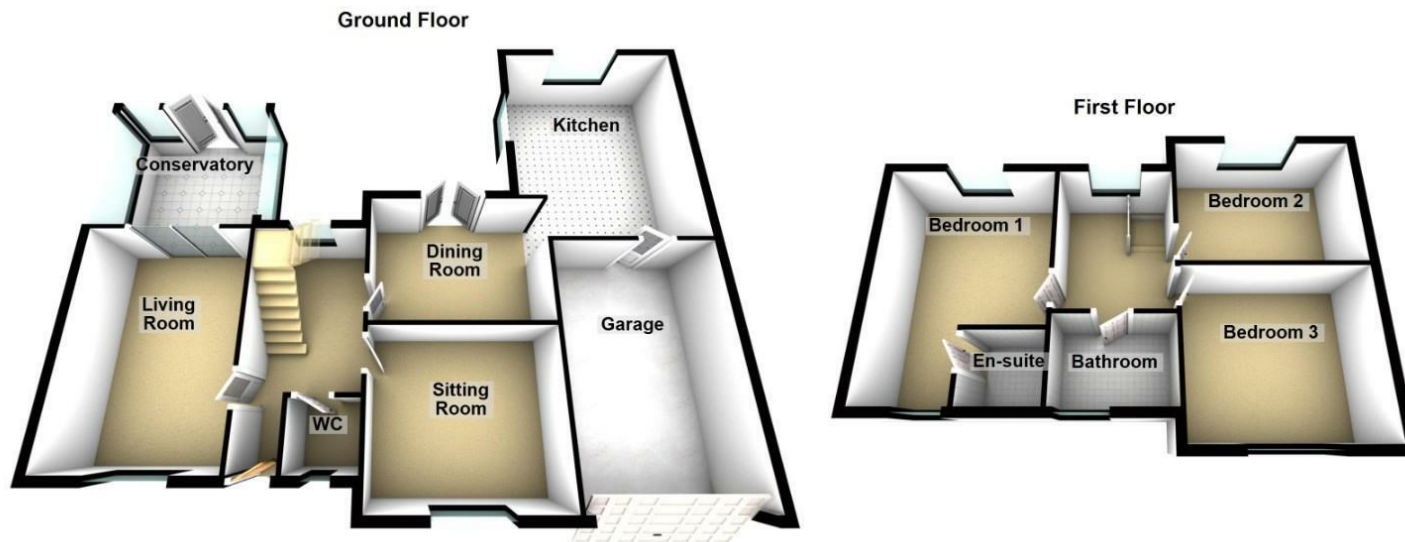
Leading up to the first floor you will find the main bedroom to the front of the property with a modern ensuite wet room. There are a further two spacious double bedrooms on the first floor along with the family bathroom.

Externally this property benefits from a wide driveway for parking as well as the garage to the front. The vast South West facing rear garden is mostly laid to lawn with a large patio for alfresco entertaining.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
15'7" x 11'1"

Sitting Room
12'2" x 10'9"

Dining Room
12'2" x 8'9"

Kitchen
15'2" x 13'1"

Conservatory
11'3" x 9'9"

Bedroom One
15'7" x 11'4"

Bedroom Two
12'2" x 8'11"

Bedroom Three
10'9" x 12'2"

Bathroom
8'7" x 5'6"

En Suite
5'0" x 4'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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