



## 2 bed detached house to buy in

Brantwood Avenue, West Monkseaton,  
Whitley Bay, Tyne and Wear, NE25 8LZ

**£359,950** Offers Over

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two bedroom Detached House
- ✓ Sought After Location
- ✓ Excellent Local Amenities
- ✓ Well Presented Throughout
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinsons welcome to the sales this rare two bedroom detached house situated in this most sought after area in Monkseaton within walking distance to fantastic local amenities in the Village, transport links to the A19 and is in the catchment area for excellent local schools. Whitley Bay town centre and the stunning coastline is also within walking distance together with a local Tyne and Wear metro station. Perfectly positioned offering a superb home combines convenience with desirable detached living and scope for extension.

This charming detached property offers spacious and versatile accommodation throughout, comprising entrance hallway, light and airy with a welcoming feel from the moment you step inside, lounge to the front of the property with bay window, dining room to the rear with door to the rear garden, fitted kitchen with a range of wall and floor units, integrated appliances, doors to the rear garden, first floor landing with stunning stained glass window, loft access with ladder partly boarded, bedroom 1 double to the front of the property with fitted wardrobes, bedroom 2 double to rear with fitted wardrobes, dual aspect, recently refitted bathroom with white suite, shower cubicle. Externally there is a driveway and garage. Amazing rear garden with patio area. NO UPPER CHAIN!!!!

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £359,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Lounge

3.80m x 4.60m (12'5" x 15'1")

The spacious lounge enjoys a light and airy feel via the attractive bay window with double glazed window, feature marble fireplace with gas living flame fire which creates a stylish focal point and adds warmth and character to the room, radiator, coving



## Dining Room

3.80m x 3.40m (12'5" x 11'1")

The dining room is situated to the rear of the property features a wall mounted modern fire, creating a cosy yet contemporary space for entertaining. Patio doors open directly onto the garden, allowing plenty of natural light and seamless indoor-outdoor living, coving, vertical radiator, under stair storage cupboard.



## Kitchen

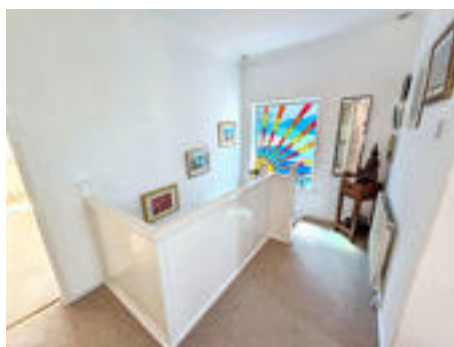
3.70m x 3.90m (12'1" x 12'9")

The modern kitchen is fitted with a range of wall and base units, glass display cabinet complemented with ample work surfaces, providing both style and practicality, curtesy lighting additional features include an oven and hob with extractor over, while patio doors open directly onto the garden, filling the space with natural light, TV point, kickboard space heater, vertical radiator.



## Landing

Spacious bright landing with feature stained glass window, radiator, loft access with ladder, partly boarded, coving.



## Main bedroom

3.20m x 3.90m (10'5" x 12'9")

Double bedroom to the front of the property with double glazed window, fitted wardrobes with drawer space, radiator, coving, TV point.



## Bedroom Two

3.00m x 2.90m (9'10" x 9'6")

Double bedroom to the rear property with dual aspect double glazed windows, radiator, coving, fitted wardrobes, TV point.



## Bathroom

2.60m x 2.20m (8'6" x 7'2")

White suite, shower cubicle with power shower, wash hand basin with storage, wc, radiator, part tiling, corner panel bath, chrome heated towel rail, two double glazed windows, blinds.

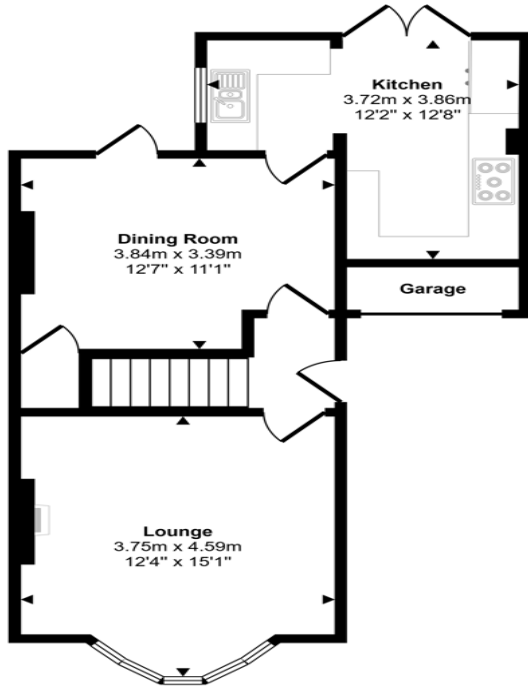


## Garden

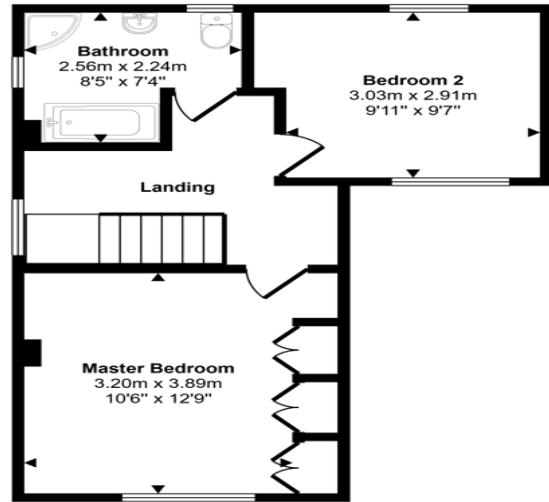
Amazing rear gardens with patio area lawn, fenced with borders and shrubs



Approx Gross Internal Area  
85 sq m / 917 sq ft



**Ground Floor**  
Approx 47 sq m / 502 sq ft



**First Floor**  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92-100) <b>A</b>                           |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | 63                         | 71        |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive<br>2002/91/EC |           |

Brantwood Avenue, West Monkseaton, Whitley Bay, Tyne and Wear, NE25 8LZ

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

