



Grange Park Monkseaton

Sought after, semi-detached bungalow with Mock Tudor peak positioned beautifully on this popular street, close to Monkseaton Village. Convenient for the Metro, shops, Village and a short drive from Whitley Bay town centre and the sea front. Boasting a gorgeous, enclosed, North West facing garden, this lovely bungalow is also available with no onward chain. Entrance hallway, lounge with feature bay window and attractive fireplace with living flame fire. Family breakfasting kitchen, separate dining area overlooking the garden area. Two double bedrooms and bathroom. The garden is mature, mainly lawned, with borders and paving, access to the front garden area, with potential for driveway with consent for dropped kerb.

£285,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Grange Park Monkseaton

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, cornice to ceiling, door to:



LOUNGE: (front): 14'7 x 12'1, (4.45m x 3.68m), with measurements into feature double glazed bay window and alcoves, attractive feature fireplace with gas, coal effect fire, radiator



BREAKFASTING KITCHEN: 11'0 x 9'9, (3.35m x 1.97m), generous sized family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, combination boiler, plumbed for automatic washing machine, radiator, double glazed window, door to:



BREAKFAST ROOM: 11'2 x 7'8, (3.40m x 2.33m), two double glazed windows, radiator, double glazed door to the side



BEDROOM ONE: (rear): 11'4 x 11'0, (3.45m x 3.35m), radiator, double glazed window overlooking the rear garden

BEDROOM TWO: (front): 10'2 x 9'4, (3.10m x 2.84m), radiator, double glazed window

BATHROOM: bath, pedestal washbasin, radiator, double glazed window, airing cupboard, half tiled walls

SEPARATE W.C.: Low level w.c, half tiled walls, double glazed window

EXTERNALLY: Large private, North West facing rear garden, enclosed, mainly lawned with mature, well stocked borders, paved patio area, shed, gated access to front garden area, potential driveway with dropped kerb consent

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NO

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

WB2262.AI.AI.1/3/24.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

