

# SIGNATURE

## NORTH EAST

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 Burnt House Road, Monkseaton NE25 9DZ

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## £1,300 Per Calendar Month

Signature North East is delighted to present this charming semi-detached, three-bedroom property in the highly sought-after area of Monkseaton. Ideally situated, the home offers easy access to Whitley Bay's stunning coastline and a variety of local amenities, including shops, cafes, and recreational facilities. The area is well-served by public transport, with the Metro station just a short walk away, providing convenient connections along the coast and direct access to Newcastle City Centre.

You are welcomed into a generously sized, open-plan living room, featuring a large bay window that floods the space with natural light and a charming feature fireplace. Adjacent to the living room, you'll find a spacious dining room and a beautiful sunroom, perfect for relaxation or entertaining. The well-appointed kitchen, equipped with ample storage and countertop space, leads to a convenient utility room with direct access to the single garage.

Upstairs, the property offers three well-proportioned bedrooms, with the first and second bedrooms easily accommodating double beds and additional furnishings. The family bathroom is complete with a bathtub and overhead shower, hand basin, and W.C. The property also benefits from a large driveway offering parking for several vehicles.

Available: Immediately  
Council Tax Band: C  
£1,300 PCM

### TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

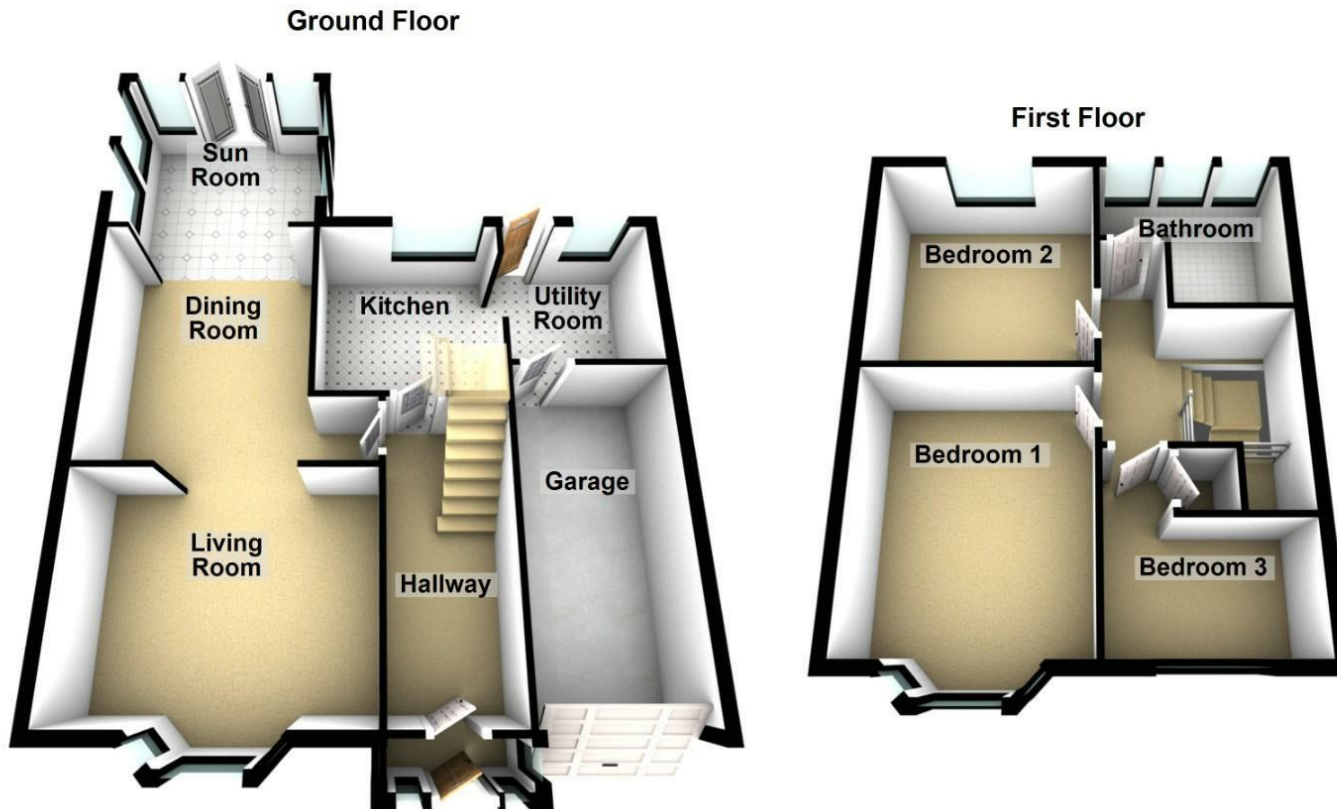
### NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property



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

# PROPERTY FLOORPLAN



Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

## Measurements:

LIVING ROOM  
14'0" x 10'11"

DINING ROOM  
12'7" x 10'8"

KITCHEN  
9'2" x 9'1"

SUN ROOM  
10'6" x 9'5"

UTILITY ROOM  
7'6" x 7'5"


BEDROOM ONE  
12'8" x 11'3"

BEDROOM TWO  
11'3" x 11'3"

BEDROOM THREE  
9'2" x 8'9"

BATHROOM  
8'7" x 7'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News