SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Monks Avenue

WHITLEY BAY, NE25 9RT

OFFERS OVER

£370,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Monks Avenue

OFFERS OVER £370,000 · FREEHOLD

Signature North East are delighted to welcome to the market this three-bedroom semi-detached home, situated on Monks Avenue in the popular residential area of Monkseaton, Whitley Bay. The property benefits from a convenient location close to local schools, shops, pubs and eateries, while excellent transport links provide access to surrounding areas and Newcastle. The beautiful North East coastline is also within easy reach, offering scenic walks and traditional seaside attractions.

Upon entering through the porch, you are welcomed into the central hallway, leading to the living room featuring a large bay window, a built-in fireplace and ample space for furnishings. The open-plan kitchen/diner provides plenty of room for a dining table and benefits from a central island with space for multiple stools. Attractive wall and base units are complemented by wooden worktops, while the adjoining utility room and downstairs WC offer additional practicality and external access. The kitchen/diner also leads through to a bright sitting room overlooking the rear garden, with elegant double French doors opening onto the outdoor space.

Continuing to the first floor, you will find three bedrooms. Bedrooms one and two can comfortably accommodate double beds alongside additional furnishings, while bedroom three is suitable for a single bed and further furniture. Completing the accommodation is the family bathroom, fitted with a bathtub, separate shower, hand basin and WC.

Externally, the property boasts a rear garden featuring a lawn and a generous patio area, ideal for outdoor seating and entertaining. To the front, a spacious driveway provides ample off-street parking for multiple vehicles, completing this attractive home.





KEY FEATURES

- Three-bedroom semi-detached home in the popular area of Monkseaton, Whitley Bay
- Living room featuring a large bay window & built-in fireplace
- Open-plan kitchen/diner with central island, wooden worktops & ample storage
- Bright sitting room with double French doors opening onto the rear garden
- Three bedrooms & a family bathroom with bathtub & separate shower
- Generous rear garden with lawn & patio, plus a spacious driveway providing off-street parking for multiple vehicles

- Council Tax Band C
- EPC Rating D









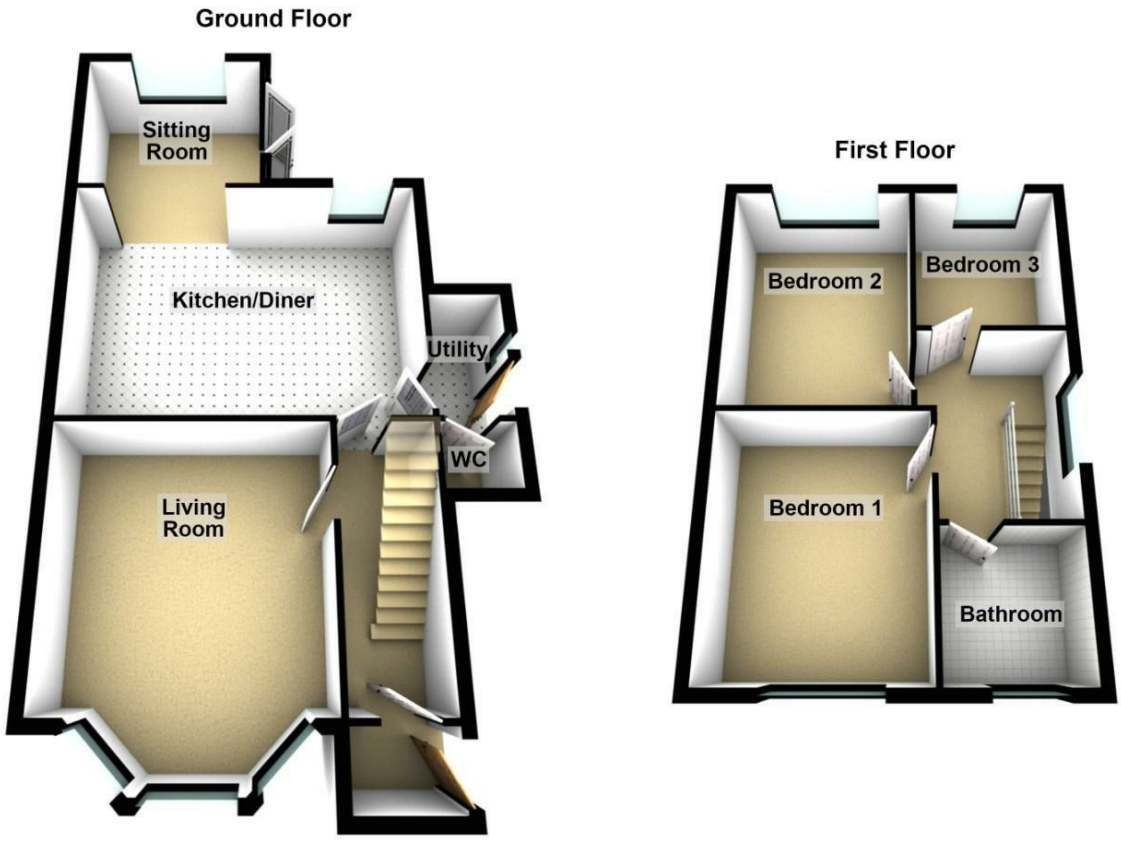


ACCOMMODATION

Room Dimensions

Living Room	3.60 x 4.00 (11'9" x 13'1")	Bedroom One	4.00 x 3.30 (13'1" x 10'9")
Kitchen / Diner	4.00 x 5.50 (13'1" x 18'0")	Bedroom Two	4.00 x 3.00 (13'1" x 9'10")
Sitting Room	2.60 x 3.00 (8'6" x 9'10")	Bedroom Three	2.60 x 2.30 (8'6" x 7'6")
Utility	2.00 x 1.10 (6'6" x 3'7")	Bathroom	2.20 x 2.10 (7'2" x 6'10")
W.C	1.00 x 1.10 (3'3" x 3'7")		

FLOOR PLAN



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

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