

SIGNATURE

NORTH EAST

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📍 Monks Avenue, Whitley Bay NE25 9RT

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Offers Over £360,000

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.

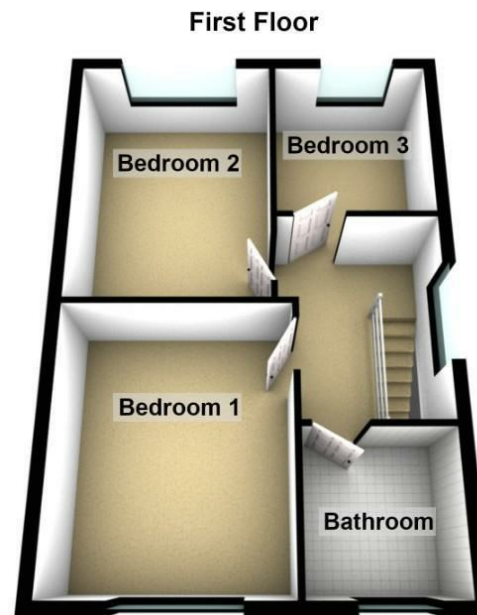
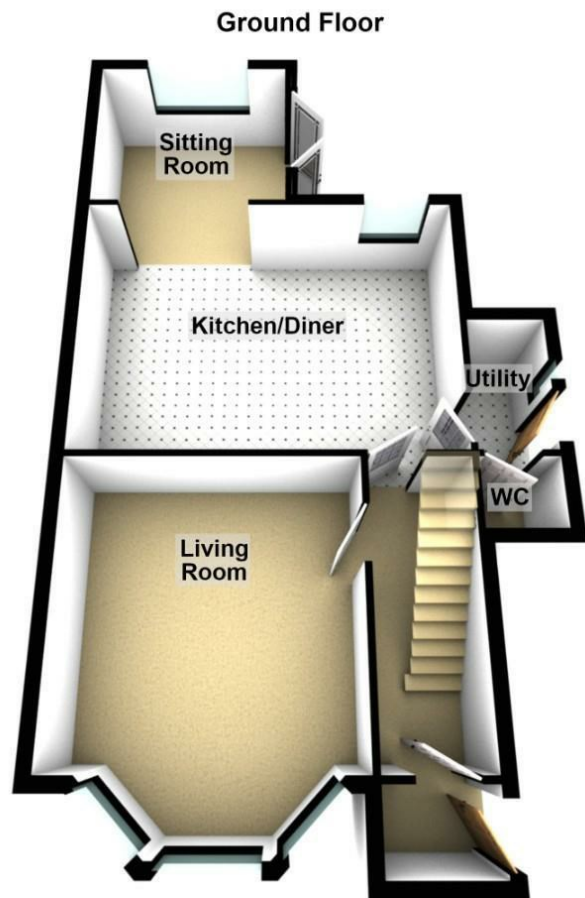
Continuing to the first floor, you will find three bedrooms. Bedrooms one and two can comfortably accommodate double beds alongside additional furnishings, while bedroom three is suitable for a single bed and further furniture. Completing the accommodation is the family bathroom, fitted with a bathtub,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



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

PROPERTY FLOORPLAN



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

Measurements:

Living Room
11'9" x 13'1"

Kitchen / Diner
13'1" x 18'0"

Sitting Room
8'6" x 9'10"

Utility
6'6" x 3'7"

W.C
3'3" x 3'7"

Bedroom One
13'1" x 10'9"

Bedroom Two
13'1" x 9'10"

Bedroom Three
8'6" x 7'6"

Bathroom
7'2" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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