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Exceeding Expectations



FOR SALE

Thorntree Drive

WEST MONKSEATON, NE25 9NW

OFFERS OVER

£300,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Thorntree Drive

OFFERS OVER £300,000 · FREEHOLD

Signature North East are delighted to welcome to the market this beautifully presented two bedroom semi-detached home on Thorntree Drive, West Monkseaton. Dating from the 1930s and finished to a high standard throughout, the property combines period character with a stylish, contemporary open-plan kitchen and dining space, and sits within easy reach of local shops, schools and transport links.

To the ground floor, a porch opens into the entrance hall with stairs to the first floor. The living room sits to the front with a bay window and a log burning stove set within an exposed brick chimney breast, and leads through to the impressive kitchen/dining room at the rear. Flooded with natural light from roof lights and two sets of bi-folding doors opening onto the garden, the kitchen is fitted with shaker-style units, wooden work surfaces and a Belfast sink, with plenty of room for a dining table. A door leads through to the integral garage.

To the first floor, the landing leads to two bedrooms and the bathroom. The principal bedroom is a generous room with a bay window and fitted storage, and the second bedroom overlooks the rear garden. The bathroom features a freestanding bath, a separate shower enclosure, WC and an exposed brick feature wall.

Externally, the front of the property has a low brick wall and a driveway leading to the integral garage. To the rear is a generous lawned garden bordered by mature hedging.

An early viewing is highly recommended to appreciate this lovely home.





KEY FEATURES

- Two bedroom 1930s semi-detached home
- Popular West Monkseaton location
- Open-plan kitchen/dining room with roof lights
- Two sets of bi-folding doors onto the garden
- Bay-fronted living room with log burning stove
- Bathroom with freestanding bath and separate shower
- Driveway and integral garage
- Generous lawned rear garden

- Council Tax Band C
- EPC Rating D









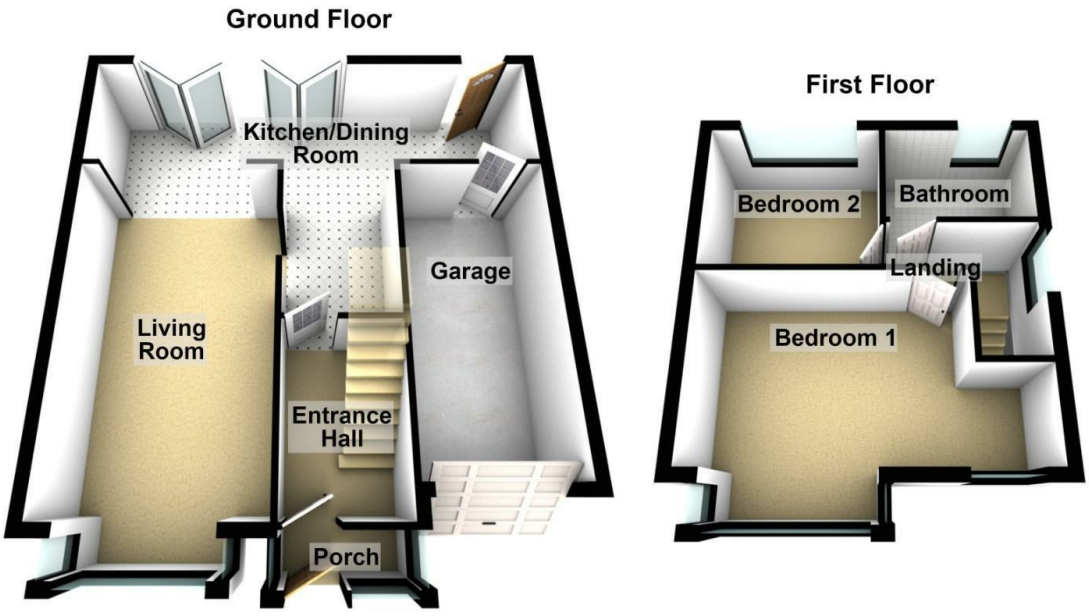


ACCOMMODATION

Room Dimensions

LIVING ROOM	5.56 x 3.35 (18'3" x 11'0")
DINING AREA	3.30 x 1.93 (10'10" x 6'4")
KITCHEN	4.93 x 4.19 (16'2" x 13'9")
BEDROOM ONE	5.36 x 3.81 (17'7" x 12'6")
BEDROOM TWO	2.84 x 2.54 (9'4" x 8'4")
BATHROOM	2.36 x 1.60 (7'9" x 5'3")
GARAGE	5.16 x 2.21 (16'11" x 7'3")

FLOOR PLAN



Total area: approx. 85.5 sq. metres (920.7 sq. feet)

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