





3 2 1

- Semi Detached Home
- No Onward Chain
- Close To Metro
- Freehold
- Viewing Recommended
- Three Bedrooms
- Two Reception Rooms
- Front And Rear Gardens
- Council Tax Band \*C\*
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/CJE75Sq7ogg>  
\*\*

This traditional style semi-detached home is positioned on Brantwood Avenue in West Monkseaton. Offered for sale with the benefit of no onward chain.

Internally the property briefly comprises: - welcoming entrance hallway with storage under the stairs, bright and airy lounge with bay window and sliding doors to the dining room which has access to the rear garden via French doors. The kitchen is fitted with a range of wall and floor units providing ample storage and there is a handy utility room. To the first floor there are three bedrooms, two with fitted wardrobes and there is a family bathroom with storage and a separate WC. Further benefits include gas central heating and double glazing.

Externally there is a garden and driveway to the front leading to the attached garage. There is also a lovely garden to the rear with a patio area, lawn and planted borders, that is not overlooked by any properties opposite, and is South facing and gets the sun all day.



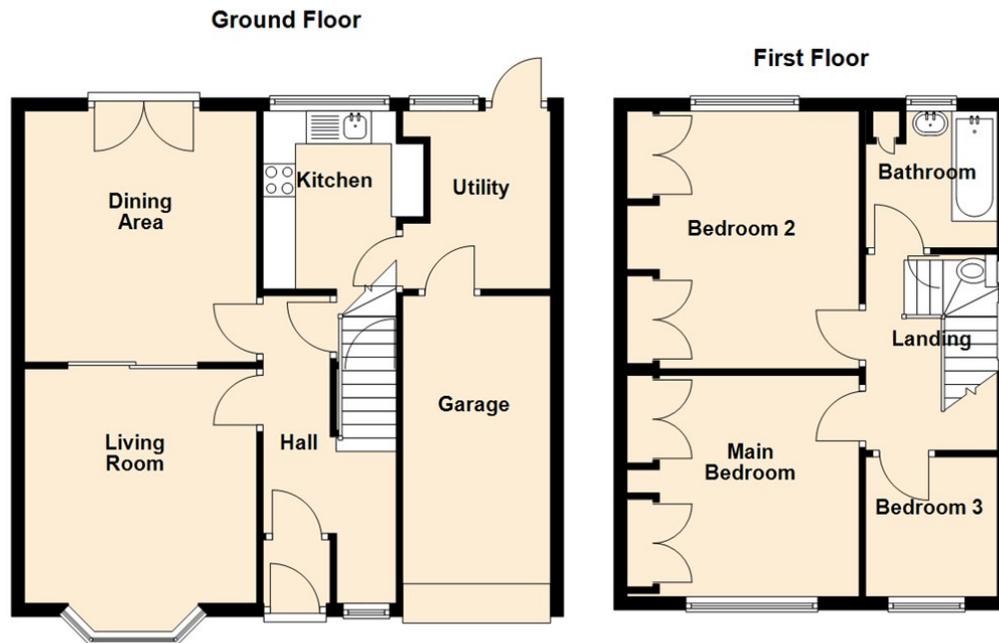
The Whitley Bay area is very much in demand, and we are seeing strong interest in properties. The location offers a great lifestyle choice, with access to many essential amenities, including local shops and travel links. The Metro is only a 5 minute walk away and The A19, Tyne Tunnel and A1058 Coast Road are also close by, providing excellent commuting connections. Local schools are also within walking distance. Living at the coast comes with the added benefit of having stunning beaches within easy reach.

To arrange a viewing or for more information, please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.



Living Room 11'9" x 11'8" (3.59 x 3.58)

Dining Area 12'7" x 11'8" (3.84 x 3.58)

Kitchen 12'7" x 6'8" (3.84 x 2.05)

Utility 8'11" x 7'5" (2.72 x 2.28)

Main Bedroom 11'1" x 11'8" (3.39 x 3.58)

Bedroom Two 12'11" x 11'8" (3.94 x 3.58)

Bedroom Three 7'0" x 7'1" (2.14 x 2.17)

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

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Property Management Centre

0191 236 2680

