



### 3 bed terraced house to buy in

Princes Gardens, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8EA

**£315,000**

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedroom Terrace
- ✓ Well Presented Throughout
- ✓ Additional Loft Storage
- ✓ Quiet Pedestrianised Street
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson are delighted to welcome to the market this beautiful three bedroom mid terraced house situated in this quiet pedestrianised street in Monkseaton with excellent local amenities and transport links and within the catchment areas for Valley Gardens Middle School and Whitley Bay High, Monkseaton is a sought after area with the sea front and Churchill Playing fields near by.

The property comprises entrance hallway with stripped wood floor, lounge with stripped wood floor, neutral decor and bay window feature fire place, dining room with stripped wood flooring open to fitted kitchen with a range of wall and floor units, skylight, integrated appliances including dishwasher, door to the rear yard, first floor bedroom bedroom 1 double to the front with neutral decor, bedroom 2 double to the rear with neutral decor and bedroom 3 single to the front, currently used as a dressing room, bathroom recently refitted with a modern white suite, part tiling, rainfall shower, second floor, storage 1 to the front of the property with velux window, storage 2 to the rear with Velux window. Externally there is a paved garden to the front and decked patio to the rear. We strongly recommend viewing. FABULOUS PROPERTY!!! Contact Pattinson Estate Agents to arrange your viewing 0191 2531310 or whitley.bay@pattinson.co.uk FURTHER IMAGES AND DETAILS TO FOLLOW!!!

Council Tax Band: B

Tenure: Freehold

Price: Offers in the Region £315,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Lounge

4.29m x 3.61m (14'0" x 11'10")

Good sized bright lounge to the front of the property with double glazed bay window, stripped wood flooring, cast iron feature fireplace, radiator.



## Dining Room

3.97m x 3.10m (13'0" x 10'2")

Spacious dining room to the rear of the property with stripped wood flooring, double glazed window, radiator, open to the fitted kitchen.



## Hallway

Stripped wood flooring, radiator, storage cupboard.



## Kitchen

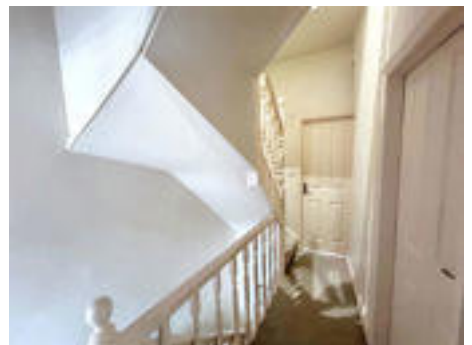
4.93m x 2.33m (16'2" x 7'7")

Stunning fully fitted kitchen with a range of wall and floor units, integrated oven, hob, fridge freezer, dishwasher, Skylight, two double glazed window, access to the rear.



## Landing

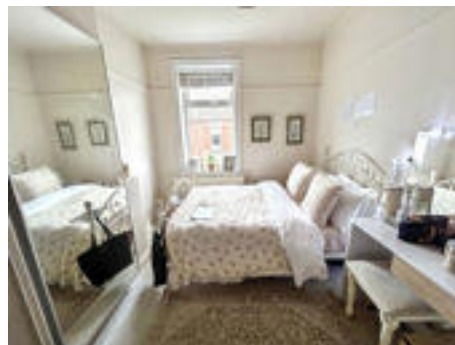
Staircase to the second floor



## Bedroom 1

2.19m x 1.90m (7'2" x 6'2")

Double bedroom to the front of the property with double glazed window, radiator.



## Bathroom

2.06m x 1.68m (6'9" x 5'6")

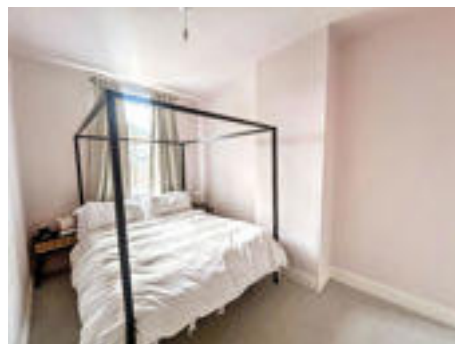
White suite, rain fall shower over the bath, double glazed window, wc, wash hand basin with storage, heated towel rail



## Bedroom 2

3.52m x 2.70m (11'6" x 8'10")

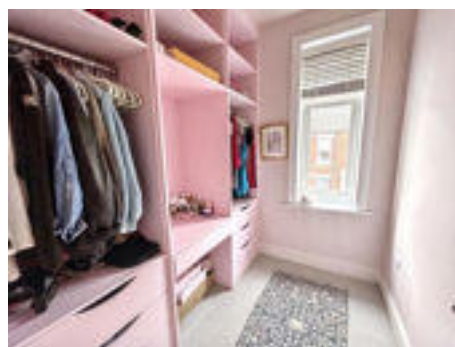
Double bedroom to the rear of the property with double glazed window, radiator.



## Bedroom 3

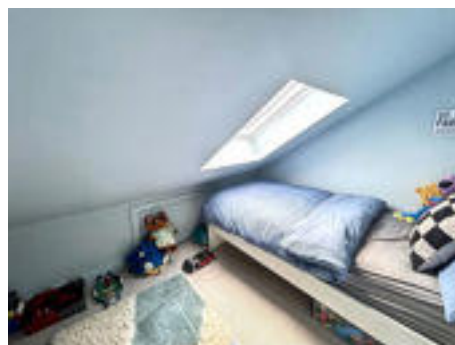
2.97m x 2.70m (9'8" x 8'10")

Single bedroom to the front of the property currently used as a dressing room, fitted cupboards, double glazed window, radiator



## Storage 1

Velux window, electric heater



## Storage 2

Velux window, electric heater



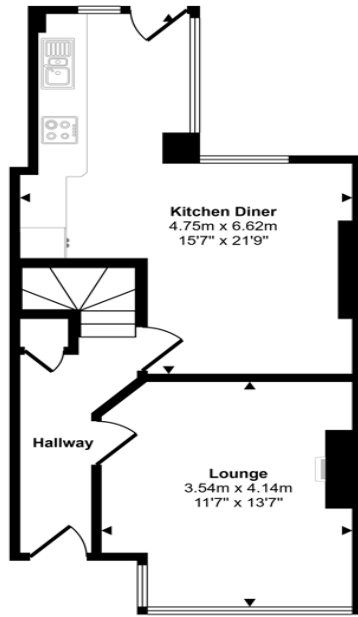
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## Rear

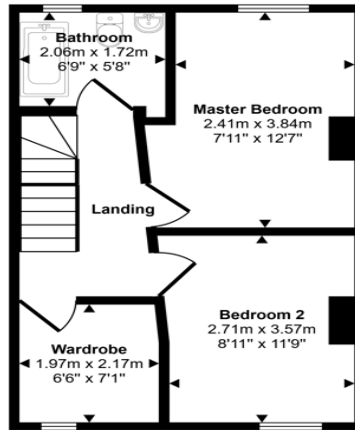
Decked patio area.



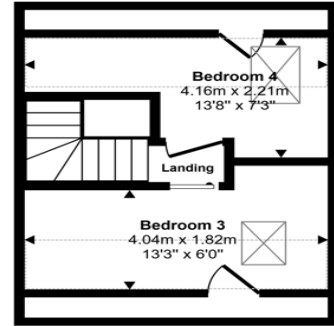
Approx Gross Internal Area  
103 sq m / 1104 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 36 sq m / 384 sq ft



Second Floor  
Approx 24 sq m / 262 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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