



## Selwyn Avenue West Monkseaton

A larger style, extended, double fronted 1930's semi-detached family home, beautifully located, within the catchment area for sought after local schools, close to Monkseaton Village, Metro, shops and amenities. With many original period features, large porch, superb hallway with original panelling and turned staircase up to the first floor, lounge with feature bay window and gas, coal effect fire, separate front facing dining room with feature bay window, recessed hearth and patio doors out to the garden. "Galley Style" breakfasting kitchen with a range of units and integrated appliances, combination boiler, door out to the garden. To the first floor there are four excellent sized bedrooms, three which are large doubles, the principle, bedroom opening through to the first-floor extension and double bedroom. Family bathroom with shower off. Enclosed rear garden with paved patio, decking and lawn. Double length front driveway, large, walled front garden with gated access and feature gravelling, the garage boasts measurements of 16'3 x 8'2, and provides access to both the front and rear of the house.

# £350,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: single glazed windows, tiled floor, door to:

ENTRANCE HALLWAY: impressive hallway with original feature three quarter height panelling, under-stair cupboard, radiator, original leaded light window, period, turned staircase with beautiful newel post up to the first floor, door to:

DINING ROOM: (front): 15'5 x 12'0, (4.72m x 3.65m), into alcoves and timber framed double glazed bay window, patio doors out to the rear garden, recessed hearth with exposed brickwork, radiator, laminate flooring

LOUNGE: (front): 14'3 x 12'10, (4.35m x 3.68m), into alcoves and double- glazed bay window, feature fireplace with gas, coal effect fire, marble hearth and back panel, cornice to ceiling, radiator

BREAKFASTING KITCHEN: (rear): 19'3 x 6'6, (5.88m x 1.87m), "Galley Style" family breakfasting kitchen with two double glazed windows and double-glazed door out to the garden area, the kitchen is fitted with a range of white, base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, single drainer sink unit with mixer taps, tiled splashbacks, tile effect flooring.

FIRST FLOOR LANDING AREA: double glazed window, door to:

BEDROOM ONE: (front): 15'1 x 12'2, (4.60m x 3.71m), into double glazed bay window, radiator, into:

BEDROOM FOUR: 15'3 x 8'1, (4.66m x 2.46m), excellent sized bedroom with dual aspect, two double glazed windows, radiator



**BEDROOM TWO: (front): 11'9 x 10'2, (3.62m x 3.10m),** including depth of fitted wardrobes, radiator, double glazed window

**BEDROOM THREE: (rear): 10'4 x 7'0, (3.16m x 2.13m),** including depth of fitted wardrobes, radiator, double glazed window, loft access

**FAMILY BATHROOM: 8'2 x 5'0, (2.49m x 1.52m),** comprising of, bath with hot and cold mixer taps and shower off, pedestal washbasin, low level w.c, radiator, fully tiled walls, tiled floor, two double glazed windows

**EXTERNALLY:** enclosed rear garden, fenced with paved patio, decking, lawn, double glazed door into garage. To the front there is a double length driveway and large front garden area, walled with gated access

**GARAGE: 16'3 x 8'2, (4.96m x 2.49m),** up and over door

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: D**

WB2574.AI.DB.18/07/2024.V.1





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