



## Thorntree Drive West Monkseaton

A beautiful, extended 1930's semi-detached family home, with large South facing rear garden, not directly overlooked. Within the catchment area for excellent local schools and a short walk from the Metro and Sainsburys. This property is also a short drive from the Beach, Monkseaton village and Whitley Bay town centre. Well-presented throughout and boasting a spacious hallway, fabulous sized lounge through dining room with feature bay window and dual aspect, contemporary and stylish kitchen with access through to the garage which also has rear utility space, door out to the rear garden and to the front driveway. The first floor landing welcomes two double bedrooms, the principle with feature bay window and excellent proportions, there is also a modern bathroom with shower off. The rear garden is just fabulous, with a delightful sunny aspect. It is mainly lawned with mature borders, shrubs, patio. To the front there is a driveway leading into the garage and low maintenance paving. We understand that there is also a lengthy guarantee remaining on the combination boiler, servicing the gas radiator central heating system.

# £260,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Impressive hallway with turned staircase to the first floor, original newel post, double glazed, stained leaded light window, radiator, tiled floor, radiator, door to:



**LOUNGE/DINING ROOM:** (dual aspect): 28'3 x 11'0, (8.61m x 3.35m), a gorgeous, light and airy room with measurements into double glazed bay window and alcoves, additional double glazed window enjoying views over the rear garden, radiators, picture rail



**KITCHEN:** (rear): 16'2 x 7'1, (4.93m x 2.16m), a contemporary, stylish fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with hot and cold mixer taps, gas point, under-stair cupboard, radiator, tiled floor and splashbacks, double glazed window, door to garage and rear utility area

**GARAGE/REAR UTILITY:** 17'8 X 7'10, (5.38m X 2.39m), combination boiler, (we understand there is approximately 5 years remaining on the boiler), double glazed window and door out to the rear garden, coal cupboard, up and over garage door leading to the front driveway and garden, plumbing for automatic washing machine



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

**BEDROOM ONE: (front): 17'9 x 12'4, (5.41m x 3.76m), a fabulous sized principle bedroom with measurements into double glazed bay window and alcoves**

**BEDROOM TWO: (rear): 9'8 x 8'3, (2.95m x 2.52m), radiator, double glazed window**

**FAMILY BATHROOM: Modern bathroom, comprising of, bath with hot and cold mixer taps, shower off, pedestal washbasin, low level w.c with push button cistern, radiator, tiled floor, fully tiled walls, two double glazed windows**

**EXTERNALLY: A stunning, South facing rear garden, not directly overlooked, with paving, lawn, mature, well stocked borders and hedging. To the front of the property there is paving and a driveway leading to the garage with 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: B**

**EPC RATING: TBC**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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