



## Bromley Avenue West Monkseaton

Outstanding, superb quality, corner family semi-detached home. This gorgeous property oozes style and elegance throughout, it is absolutely immaculate! Within the catchment area for local schools of excellence, close to Monkseaton Village, shops, bus routes and a short walk from the Metro, the position of this property is perfect for so many families. Elevated to the front and boasting a substantial, well enclosed side garden with mature trees and shrubs, lawn, front and rear garden with decked patios, artificial lawn and access to both the front and side driveway and garage. The driveway can house multiple vehicles or potentially a motor home/camper van. You are welcomed into the larger than average, porch and impressive hallway, the lounge showcases a feature bay window, overlooking the extensive front garden, flowing beautifully into the separate dining area with French doors out to the garden area to the rear. The family dining kitchen opens into a fabulous snug or home office area, again with access out to the garden. The kitchen is fitted with a stunning range of units and integrated appliances, with delightful, curved family breakfast bar. To the first floor there are three very generous bedrooms, the principle, bedroom with feature bay window. Luxurious, re-fitted family bathroom with separate, walk-in shower cubicle. This beautiful semi also has a delightful aspect from the front overlooking a field area, we suspect one lucky family will be securing an offer on this property in the very near future!

# £350,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor and walls, door through to:

ENTRANCE HALLWAY: a beautiful, larger than average hallway with two double glazed windows with leaded light tops, providing maximum light, original, turned staircase to the first floor, two pillar radiator, under-stair cupboard, oak flooring, door to:

LOUNGE: (front): 15'8 x 12'2, (4.78m x 3.71m), with measurements into alcoves and feature double glazed bay window with leaded light tops, overlooking the side garden area, oak flooring, two pillar radiator, vertical radiator, open through to:

DINING ROOM: (rear): 11'3 x 9'0, (3.43m x 2.74m), double glazed French doors opening out to the rear garden, oak flooring, two pillar vertical radiator

BREAKFASTING KITCHEN: (front): 12'7 x 11'1, (3.84m x 3.38m), a stunning, family breakfasting kitchen opening through to the snug and home office, the measurements are into the feature double glazed bay window. The kitchen showcases a beautiful range of stylish, base, wall and drawer units, curved family breakfasting bar, contrasting worktop, integrated electric oven, micro/oven combo, induction hob, cooker hood, one and a half bowl sink unit with mixer taps, integrated fridge/freezer, washing machine and dishwasher, spotlights to ceiling, laminate flooring, through to:

SNUG/HOME OFFICE: (dual aspect): 11'0 x 8'5, (3.35m x 2.57m), double glazed window, double glazed French door out to the rear garden, laminate flooring, two pillar radiator

FIRST FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: 9'2 x 8'2, (2.79m x 2.48m), a luxurious, re-fitted family bathroom, comprising of, walk-in shower cubicle, chrome shower, large vanity sink unit with mixer taps, bath with hot and cold mixer taps, low level w.c. with push button cistern, tiled floor, fully tiled shower area, tiled splashbacks, two double glazed



windows, chrome, mirrored ladder radiator, spotlights to ceiling

**BEDROOM ONE:** (front): 18'4 x 15'1, (4.83m x 5.51m), into double glazed bay window, including depth of alcoves, radiator

**BEDROOM TWO:** (rear): 11'3 x 10'7, (3.43m x 3.22m), radiator, double glazed window

**BEDROOM THREE:** (front): 8'4 x 6'7, (2.54m x 2.0m), two double glazed windows, radiator

**EXTERNALLY:** Large side garden area with extensive lawn, mature trees and shrubs, dwarf wall, opening to front garden area with artificial lawn and access to rear garden. The rear garden is private and enclosed with decked patio, brick - built storage, artificial lawn, double glazed door into the garage, fenced with gated access to the multi-car driveway and garage.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **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: C**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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	

**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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