



## Athol Gardens West Monkseaton

A charming 1930's semi-detached bungalow with gorgeous Southerly aspect to the rear, located on this sought after street. With an excellent proximity to local amenities, doctors, Metro, bus routes and Monkseaton Village, there is so much right on your doorstep! The bungalow is available with no onward chain and offers well presented, light and airy accommodation throughout. With a spacious, block paved driveway, gated access through to the back of the bungalow and a pleasant, enclosed rear garden with shed. The bungalow has a spacious hallway with feature panelling, lounge with delightful bay window, attractive fireplace and living flame fire, stylish family breakfasting kitchen with integrated appliances and French door out to the garden area. There are also two double bedrooms and a contemporary, re-fitted shower room, additional cloaks/w.c. Gas radiator central heating system and double glazing.

**£257,500**

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# Athol Gardens

## West Monkseaton

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** impressive, spacious hallway with half height feature panelling, arch, dado rail, radiator, loft access which we understand is half boarded for storage purposes, door to:

**LOUNGE:** (front): 14'7 x 12'5, (4.45m x 3.78m), with measurements into delightful double glazed bay window and alcoves, attractive feature fireplace with gas, coal effect fire, marble hearth and back panel, radiator, cornice to ceiling, picture rail

**BREAKFASTING KITCHEN:** 12'4 x 8'7, (3.76m x 2.62m), a stylish, light and airy kitchen with double glazed French door opening out to the rear garden. The kitchen is fitted with a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, double glazed window, tiled splashbacks, modern flooring, freestanding washing machine and fridge freezer, (negotiable), radiator

**BEDROOM ONE:** (rear): 11'9 x 11'9, (3.58m x 3.58m), radiator, double glazed window, storage, picture rail

**BEDROOM TWO:** (front): 12'4 x 7'9, (3.76m x 2.36m), double bedroom, radiator, double glazed window

**SHOWER ROOM:** a contemporary and stylish shower room with walk in shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls, radiator, contemporary flooring, double glazed window

**EXTERNALLY:** private and enclosed South facing garden, with block paved patio, shed, raised borders, access through to front garden and driveway, which has been block paved



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

## 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

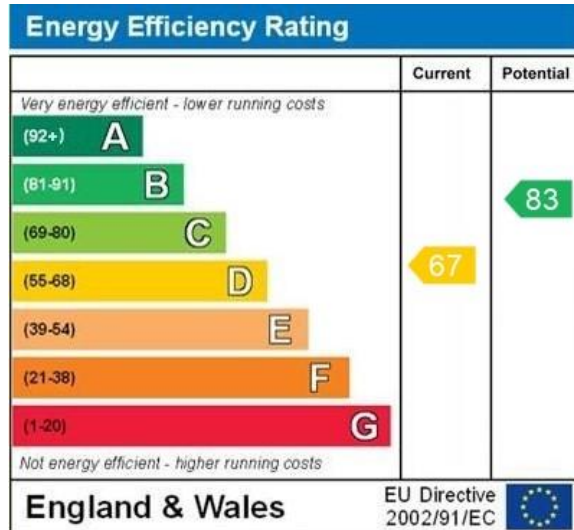
**COUNCIL TAX BAND: B**

**EPC RATING: D**

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**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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