

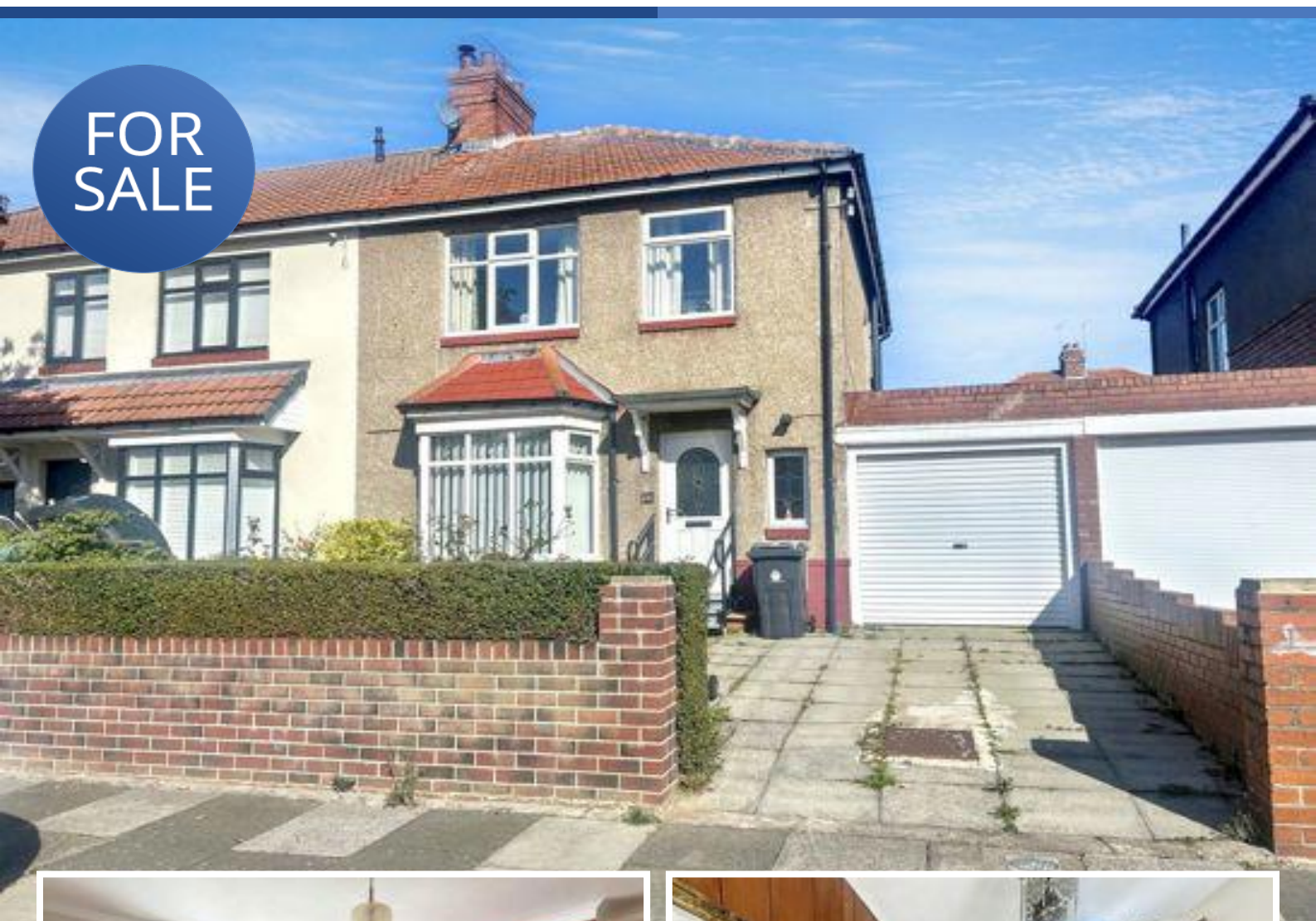
3 bed semi-detached house to buy in NE25 ✓

Haig Avenue, Monkseaton, Whitley Bay
Tyne and Wear, NE25 8JG

£270,000

- ✓ Three Bedroom Semi Detached
- ✓ Sought After Area
- ✓ Walking Distance to Excellent Amenities
- ✓ No Upper Chain

**FOR
SALE**



Summary

- Property Type: Semi-detached house - Bedrooms: 3 - Parking: Driveway & Garage - Central Heating: Gas
- Price: £270,000
- Tenure: Freehold - USPs: has Garden

Description

Pattinson welcome to the market this charming three-bedroom semi-detached home is perfectly nestled in the heart of Monkseaton, Whitley Bay. Residing in a highly sought-after area, this property presents a fabulous opportunity to acquire a residence of character and undeniable potential. Situated just a few minutes walk from excellent amenities, this house benefits from convenience and accessibility to various lifestyle necessities. It guarantees both ease and comfort, with a range of shops, parks and outstanding schools just a stone's throw away.

Comprising entrance hallway, dining room to the front of the property with double glazed bay window, sliding doors to the lounge to the rear with feature fireplace, patio doors to rear garden, kitchen fitted with a range of wall and floor units, door to the utility room with door to the rear garden and access to the garage, first floor landing, bedroom 1 double to the front of the property with fitted wardrobes, bedroom 2 double to the rear with fitted wardrobes, bedroom 3 single to the front of the property with storage cupboard, bathroom with white suite, shower, separate wc. Externally there is a driveway and garage, gardens front and rear. NO UPPER CHAIN!!!! Don't miss the opportunity to secure a semi-detached home in Monkseaton, Whitley Bay. A beautiful blend of location and style awaits you. Contact Pattinson Estate Agents today for more information or to arrange a viewing

Council Tax Band: C

Tenure: Freehold

EPC Rating: D

Hallway

4.50m x 1.93m (14'9" x 6'3")

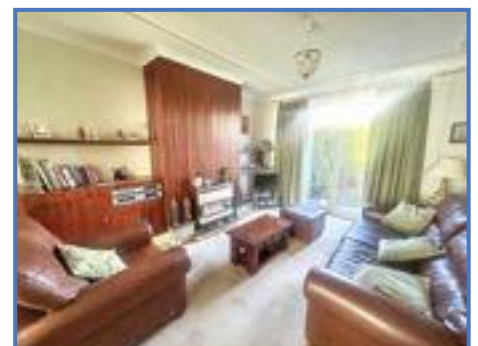
Panelled hallway, radiator, double glazed window.



Lounge

4.28m x 3.65m (14'0" x 11'11")

Bright lounge to the rear of the property with double glazed patio doors to the rear garden, hearth with living gas living flame fire, radiator, sliding doors to the dining room.



Dining Room

4.07m x 3.65m (13'4" x 11'11")

Double glazed bay window, radiator, feature fire place with gas fire, sliding doors to the lounge.



Kitchen

3.51m x 1.93m (11'6" x 6'3")

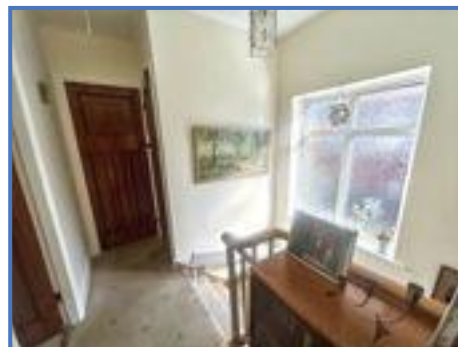
Fitted with a range of wall and floor units, part tiling, double glazed window, radiator, door to the utility room.



Landing

2.94m x 2.17m (9'7" x 7'1")

Double glazed window, loft access with ladder.



Utility Room

2.28m x 2.31m (7'5" x 7'6")

Plumbing for washing machine, double glazed windows, door to the rear garden, access to the garage.



Bedroom 1

3.74m x 3.06m (12'3" x 10'0")

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



Bedroom 2

3.95m x 3.02m (12'11" x 9'10")

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



View from Bedroom 2



Bathroom

2.19m x 1.68m (7'2" x 5'6")

White suite, wash hand basin, double glazed window, storage cupboard, shower, separate wc.



Bedroom 3

2.95m x 2.17m (9'8" x 7'1")

Single bedroom to the front of the property with double glazed window, radiator, storage cupboard.



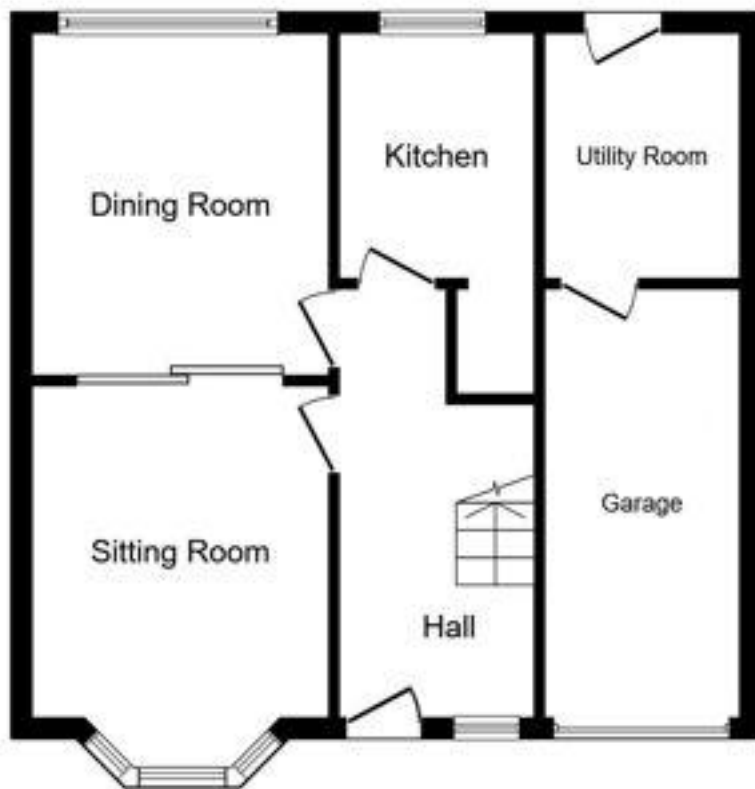
Garden

Good sized rear garden, with lawn, fenced and borders

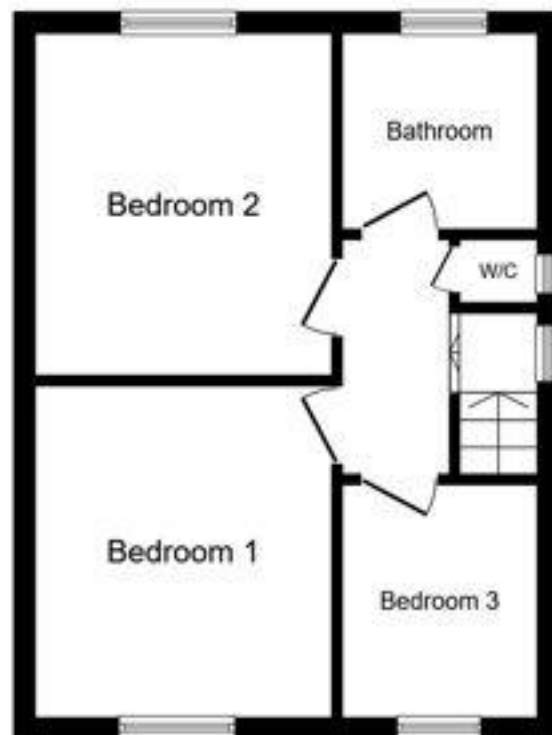


Rear





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Haig Avenue, Monkseaton, Whitley Bay, Tyne and Wear, NE25 8JG

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

189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

