



80 Monks Avenue, Monkseaton, NE25  
Offers in the region of £204,950



Trading Places





### Entrance Vestibule

Storm porch over hardwood front entrance door with glazed pane opening to vestibule with dado rail and part glazed inner door opening to lounge.

### Lounge 5.99 x 4.47 (19'8" x 14'8")

(Measurement taken not including walk in bay window recess) Two double glazed walk in bay windows to the front and side making this a lovely light and airy reception room. Feature fireplace surround with electric coal effect fire on tiled hearth. Ceiling coving. Two radiators.

### Dining Kitchen 4.14 x 3.96 (13'7" x 13'0")

Generously proportioned dining kitchen equipped with a range of wall and base units with work surfaces, space for slot in cooker, stainless steel sink with drainer, plumbing for automatic washing machine and tiled splash backs. Vinyl flooring. Double radiator. Double glazed window to the rear and double glazed window to the side and door leading to the garage.

### Wet Room/wc

Spacious modern wet room with shower, fitted vanity unit with inset wash basin and storage below and low level wc. Partly tiled walls. Two obscure double glazed windows to the rear elevation. Extractor fan. Chrome heated towel radiator.

### Double Bedroom 1 4.75 x 3.33 (15'7" x 10'11")

Walk in double glazed bay window to the front elevation. Radiator. Ceiling coving.

### Bedroom 2 2.97 x 2.54 (9'9" x 8'4")

Double glazed sliding patio doors leading out to the rear garden. Radiator.

### Front & Rear Gardens

Low maintenance gardens to the front and side with patio areas, raised flower beds as well as gravelled and planted borders. Side path access to garage. At the rear of the property there is a patio yard with high walled boundaries.

### Garage

Situated to the side/rear of the bungalow with driveway parking, timber garage door at the front, power, lighting and plumbing for a washing machine. Separate door giving access to the dining kitchen.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars

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