

22 GREEN SQUARE, WHITLEY BAY NE25 9SJ  
£1,200 PER CALENDAR MONTH



ENTRANCE HALLWAY

RECEPTION ROOM  
12'2 x 11'8

KITCHEN DINER  
12'1 x 10'0

BEDROOM  
11'0 x 10'8

BEDROOM

9'9 x 8'9

SHOWER ROOM WC  
8'6 x 5'5

FRONT GARDEN

REAR GARDEN

2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- PART FURNISHED & AVAILABLE NOW
- SOUGHT AFTER RESIDENTIAL LOCATION
- MODERN KITCHEN DINER
- SPACIOUS WET ROOM WC
- FRONT GARDEN & REAR GARDEN
- EPC RATING C

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## 22 GREEN SQUARE, WHITLEY BAY NE25 9SJ

This beautiful, immaculately presented semi detached bungalow is perfectly located in a sought after residential location. It displays a variety of modern features, is part furnished, available now and ideal for a range of tenants.

With over 610 square foot of accommodation this lovely two bedroom property comprises of a welcoming entrance hallway with doors to all rooms. The bright lounge has a bay with window plantation shutters and the lovely kitchen diner benefits from units with contrasting worktops and space for a dining table. There are two spacious bedrooms, one with fitted wardrobes and a spacious wet room WC with storage.. Externally the property benefits from a well kept front garden with driveway parking and a South facing and private rear garden.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only be appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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EMBLEYS  
ESTATE  
AGENTS



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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)



EMBLEYS  
ESTATE  
AGENTS

#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) 4 B <b>B</b>		85
(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>		

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>V B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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