

FOR
SALE

77 THORNTREE DRIVE, WEST MONKSEATON NE25 9NW
£269,950



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN & UTILITY ROOM
- STYLISH BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL SOUTH FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
20'4 x 10'10

KITCHEN
8'0 x 6'2

UTILITY ROOM
8'6 x 6'10

LANDING

BEDROOM ONE
17'5 x 9'4

BEDROOM TWO
9'7 x 8'3

BATHROOM WC
7'6 x 5'5

GARAGE
7'8 x 7'3

FRONT GARDEN

REAR GARDEN

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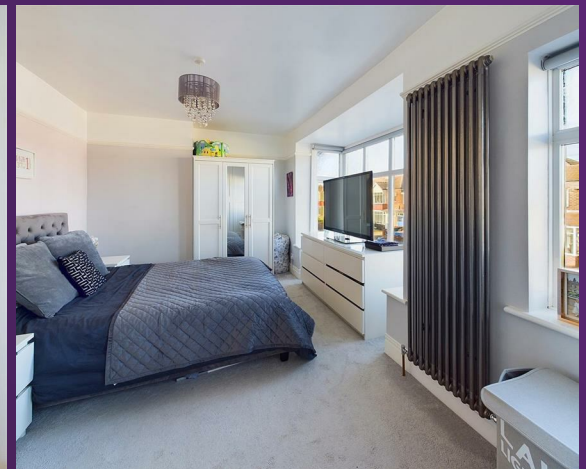
This beautiful and immaculately presented, semi detached house is perfectly located in a popular residential area. It boasts a wealth of stunning contemporary features, having undergone significant renovations by the current owners including a new roof and rewiring, and is ideal for a range of buyers.

With over 700 square foot of accommodation set over two floors this charming property consists of an entrance hallway with an under stairs storage cupboard, stairs up to the first floor and door to the spacious reception room. The fabulous kitchen benefits from a good range of units with granite worktops, under floor heating, integrated single oven, gas hob, chimney hood and fridge. There is also a utility room with granite worktops and doors to both the garage and garden. To the first floor there are two stylish and spacious bedrooms and a beautiful, contemporary family bathroom with Villeroy and Boch suite incorporating integrated bath with shower over, vanity wash basin and integrated WC, porcelain marble effect tiles and under floor heating. Externally there is an attached garage, front garden with driveway parking and a substantial, South facing rear garden with patio, lawn and mature shrubs. The amazing condition, superb layout and fabulous location makes for an exciting opportunity which can only truly 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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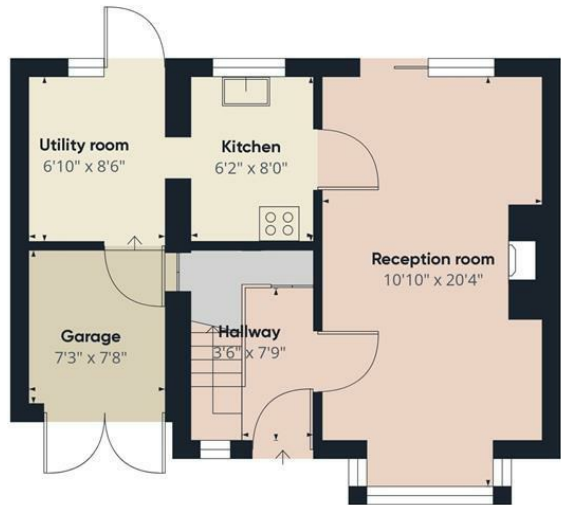
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Floor 0



Floor 1

Approximate total area⁽¹⁾
739.15 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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