

3 WESTWARD GREEN
WEST MONKSEATON NE25 9SB
£225,000



- **TWO BEDROOM SEMI DETACHED BUNGALOW**
- **WELL MAINTAINED FRONT GARDEN**
- **LOUNGE**
- **WEST FACING REAR GARDEN**
- **KITCHEN DINER**
- **NO UPPER CHAIN**
- **BATHROOM & SEPARATE WC**
- **EPC RATING E**

This lovely semi-detached bungalow was built circa 1930/1940, is perfectly located against a residential setting and has no upper chain. It displays a variety of period features and is ideal for a retiree.

This two bedroom bungalow consists of lounge, kitchen diner, two bedrooms, bathroom, separate WC.

Externally: driveway parking, front garden, West facing rear garden.

The fabulous location and huge potential of this property makes for an exciting opportunity which can only be truly 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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ENTRANCE HALLWAY

Enter through UPVC front door into welcoming entrance hallway with panelling to picture rail, built in cupboard with loft access and double radiator. Doors to lounge, kitchen diner, bedrooms, bathroom and WC.

LOUNGE

14'7" x 14'0" (into bay and recess)

The lounge is spacious and front facing with UPVC double glazed leaded walk in bay window, single radiator and fitted TV unit with TV point and storage. There is a feature fireplace with gas fire and back boiler.



KITCHEN DINER

13'8" x 12'7" (into recess)

The kitchen diner is classic with built in four seater dining area and benches. Benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, drainer and decorate tiled splash backs. Spaces for oven, fridge freezer and washing machine. There are three UPVC double glazed windows, built in pantry cupboard, overhead storage cupboard and single radiator. UPVC double glazed door to rear garden.

BEDROOM ONE

13'11" x 9'9" (into recess)

Bedroom one is bright and rear facing with UPVC double glazed picture window, fitted wardrobes and single radiator.

BEDROOM TWO

12'0" x 8'4" (into bay)

Bedroom two is front facing with UPVC double glazed leaded walk in bay window and two single radiators.

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BATHROOM

Benefitting from panelled bath, pedestal wash basin, tiled walls, built in storage cupboard, single radiator and UPVC double glazed obscured window.

WC

Benefitting from low level WC, partially tiled walls and UPVC double glazed obscured window.

FRONT GARDEN

Well maintained front garden with driveway parking. Laid to lawn with mature shrubs and borders. The boundary is marked by fence and hedge.

REAR GARDEN

West facing, private rear garden, laid to lawn with paved patio area, mature shrubs, borders and rockery. The boundary is marked by fence with gate access to front.



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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.



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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and appliances shown here are not to scale and the boundaries are in their approximate positions. The property is shown as it is and no warranty is given as to its condition or contents. Plans with license 0200/10/0000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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		
England & Wales		EU Directive 2002/91/EC

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