

# SIGNATURE

## NORTH EAST

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📍 Churchill Court, Monkseaton NE25 8AG

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**Asking Price**  
**£299,950**

Signature North East are delighted to welcome this well-presented four-bedroom end-terraced townhouse to the market, ideally located in Monkseaton and set within a popular residential development. Offering a fantastic position, the property is close to a wide range of local amenities and highly regarded schools, including Whitley Bay High School. Excellent transport links are also nearby, with Monkseaton Metro station providing easy access into Newcastle city centre and along the coast, while the seafront and town centre are just a short distance away.

Upon entering, you are welcomed into a central hallway with access to a convenient W.C. From here, you step into the kitchen/dining room, which comfortably accommodates a dining table and is fitted with a range of wall and base units. Elegant French doors open out onto the rear patio area, creating a pleasant indoor-outdoor flow. The living room is situated on the first floor, offering ample space for a variety of furnishings. This level also hosts two bedrooms; bedroom two can accommodate a double bed with additional furnishings, while bedroom three can accommodate a single bed with additional furnishings. Completing this floor is a bathroom fitted with a bath and overhead shower, W.C and hand basin.

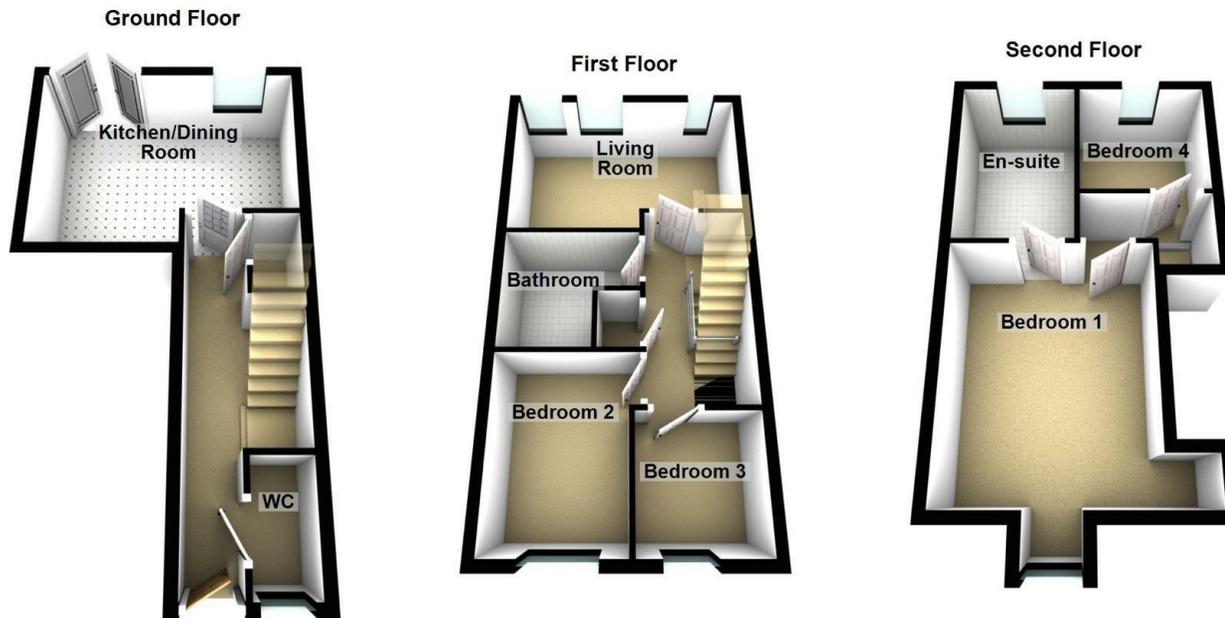
Continuing to the second floor, there are two further bedrooms. The primary bedroom is particularly spacious, easily accommodating a king-sized bed along with additional furnishings, and benefits from its own en-suite comprising a shower, W.C and hand basin. Bedroom four is suitable for a single bed with additional furnishings.

Externally, the property offers a private rear patio area, ideal for outdoor seating and entertaining. To the front, there is a single garage and a driveway providing off-street parking for one car. The home also enjoys a pleasant position facing onto a private courtyard shared with neighbouring properties.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 96.7 sq. metres (1041.2 sq. feet)

## Measurements:

Kitchen / Dining Room  
11'5" x 15'1"

W.C  
3'1" x 6'2"

Living Room  
9'10" x 15'0"

Bedroom Two  
10'2" x 7'10"

Bedroom Three  
7'6" x 6'2"

Bathroom  
7'6" x 8'5"

Bedroom One  
12'5" x 11'5"

En Suite  
8'5" x 7'0"

Bedroom Four  
7'4" x 7'9"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | 72  | 76        |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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