

# BRUNTON

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## RESIDENTIAL



**MONKSEATON ROAD, WELLFIELD, WHITLEY BAY, NE25**

**Offers Over £300,000**

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Three-bedroom semi-detached home on Monkseaton Road, offering spacious and practical living in a popular residential location. The property provides well-balanced accommodation with excellent access to local amenities and transport links.

The property features an entrance vestibule leading to a hallway with under-stair storage, a bright lounge with a electric (wood burning affect) stove, and a separate dining room with access to a ground-floor WC. The well-proportioned kitchen includes fitted wall and base units, a central island, and French doors leading to the rear garden. The first floor comprises three bedrooms served by a family shower room. The property also benefits from a private rear garden and garage access with a driveway providing off-street parking.

Monkseaton Road is well located for access to local shops, schools, and cafés, with excellent transport connections to Whitley Bay, Tynemouth, and Newcastle city centre. The area also provides easy access to coastal walks, green spaces, and leisure facilities, making it convenient for families and commuters.

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The internal accommodation comprises: a bright entrance vestibule that opens into an entrance hall with stairs leading to the first floor, and under-stair storage. To the left is a bright and spacious lounge that features a wood-burning stove and a forward-facing window, providing lots of natural light. At the end of the hallway is a dining room with a window facing the rear garden. From here, a convenient WC can also be accessed, as well as the kitchen. The kitchen is well-proportioned and features a range of fitted wall and base units, and a central island, allowing for plenty of storage and work surfaces. The kitchen enjoys two front and rear aspect windows, a Velux window and French doors leading out to the rear garden, allowing for plenty of natural light. The garage can also be accessed from the rear of the property.

Stairs lead to the first-floor landing, which gives access to three well-proportioned bedrooms served by a well-appointed shower room with a three-piece suite.



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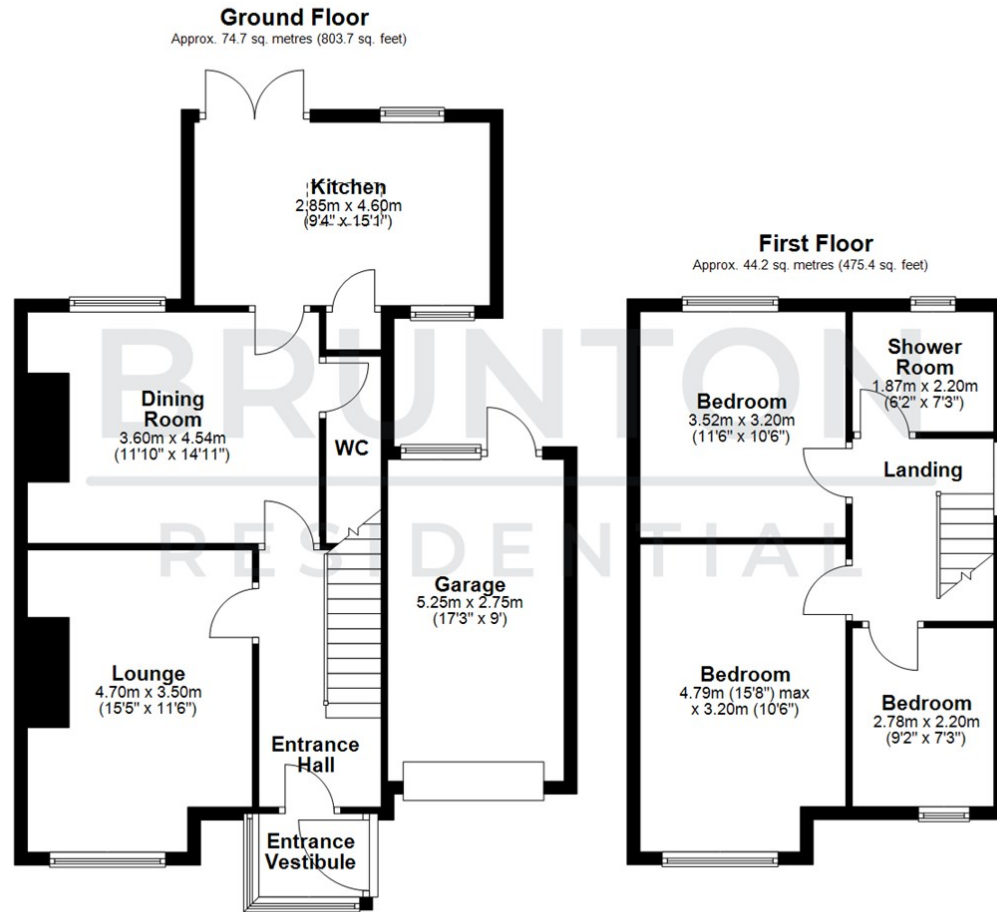
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		EU Directive 2002/91/EC	