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22 Monarch Court
Longbenton



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £149,950



22 Monarch Court, Longbenton, Newcastle upon Tyne NE12 8PG

SITUATION AND DESCRIPTION

An immaculately presented, three bedroom end terraced property, offering contemporary accommodation set over two floors. Constructed in 2007, the property benefits from fitted kitchen, master bedroom with Juliet balcony and en-suite, gas central heating and UPVC double glazing. Externally, there is a fabulous west facing lawned garden with patio, leading to a single garage in a block.

The accommodation briefly comprises entrance hallway, cloakroom/wc, kitchen, living/dining room, master bedroom with en-suite shower room/wc, two further bedrooms, bathroom/wc, lawned, west facing rear garden, detached single garage, resident and visitor parking bays to front

The property comprises:

RECEPTION HALLWAY

With radiator, laminate wood flooring, security alarm panel and telephone point.

DOWNSTAIRS WC

Fitted with close coupled wc, wall mounted wash basin and radiator.

KITCHEN

14'2 x 8'2 (4.32m x 2.49m)

To the front of the property is this fully fitted kitchen with wood effect wall and base units and roll top work surfaces incorporating a one and a half sink and drainer. There is an electric oven, gas hob and extractor hood with space and plumbing for a washing machine and space for fridge freezer. The kitchen has a UPVC window to the front elevation and radiator.

LIVING ROOM/DINING ROOM

14'11 x 12'8 (4.55m x 3.86m) maximum

A lovely and light open plan living space with UPVC double doors leading to the rear patio and lawned garden with additional UPVC window to the western elevation. There are two radiators, TV point and under stairs storage cupboard.

Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With storage cupboard and loft access with doors leading to the bedroom and bathroom accommodation.

BEDROOM ONE

10'9 x 8'8 (3.28m x 2.64m) excluding wardrobes

The master bedroom is fitted with triple fitted wardrobes providing hanging and shelving, Juliet balcony with UPVC double doors and UPVC window to the rear elevation overlooking the private lawned garden. There is a radiator, TV point and storage linen cupboard housing the hot water cylinder.

EN-SUITE SHOWER ROOM

Fitted with double shower cubicle, close coupled wc and wash hand pedestal basin. There is tiling to the shower area and splash backs, frosted UPVC window to the rear elevation and radiator.

BATHROOM

6'4 x 5'11 (1.93m x 1.80m)

Fitted with a suite comprising bath with electric shower, close coupled wc and wash hand pedestal basin. There is a frosted UPVC window to the side elevation, radiator and tiling to the bath area and splash backs.



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BEDROOM TWO

9'1 x 7'10 (2.77m x 2.39m)

With UPVC window to the front elevation and radiator.

BEDROOM THREE

6'11 x 6'11 (2.11m x 2.11m) maximum

With UPVC window to the front elevation and radiator.

EXTERNALLY

The property is situated towards the head of this private cul de sac where there is visitor and resident parking bays and front entrance door.

To the rear of the property is a fully enclosed lawned garden which enjoys a west facing aspect. There is a stone flagged patio, fenced boundary and mature border planting. There is also a gate leading to the detached single garage which is situated in a block to the rear.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Freehold

FLOOD RISK

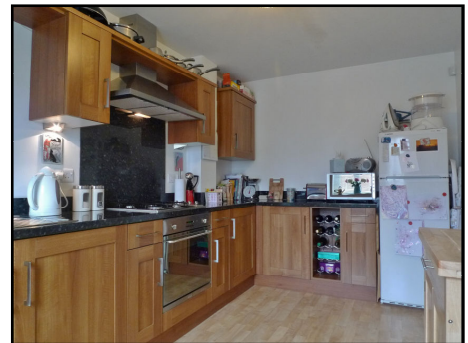
Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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