





- Sought After location
- Bellway Build
- Front and Rear Gardens
- Leasehold
- Viewing Recommended
- Two Double Bedrooms
- Garage and Driveway
- Close To Amenities
- Council Tax Band \*B\*
- Call For More Information





This charming, two-bedroom, semi-detached family home is located on the sought-after Monks Wood in North Shields.

Internally the property briefly comprises to the ground floor: - entrance porch, bright and airy lounge, and a recently fitted kitchen with wall and floor units, integrated oven and hob and access to the rear garden. To the first floor, there are two double bedrooms, one with fitted wardrobes and one with a storage cupboard and there is a modern, recently fitted family bathroom/w.c. with shower over the bath and under-sink storage. Further benefits include gas central heating and double glazing.

Externally there is a well-maintained garden to the front with a driveway leading to the attached garage. There is also a garden to the rear.

Monks Wood is set within a peaceful, residential location close to Preston Village. It is a highly regarded location which is predominantly owner occupied which in turn generates an excellent community spirit. Well placed for access to schools, public travel links, and local shops. The A1058 Coast Road is close by, providing easy access to Newcastle city centre which is some twenty minutes' drive away and you are also within easy reach of our wonderful blue flag coastline and the Fish Quay.

Viewings come highly recommended to appreciate the standard of accommodation on offer. To book yours or for more information please call our sales team on 0191 257 2000.

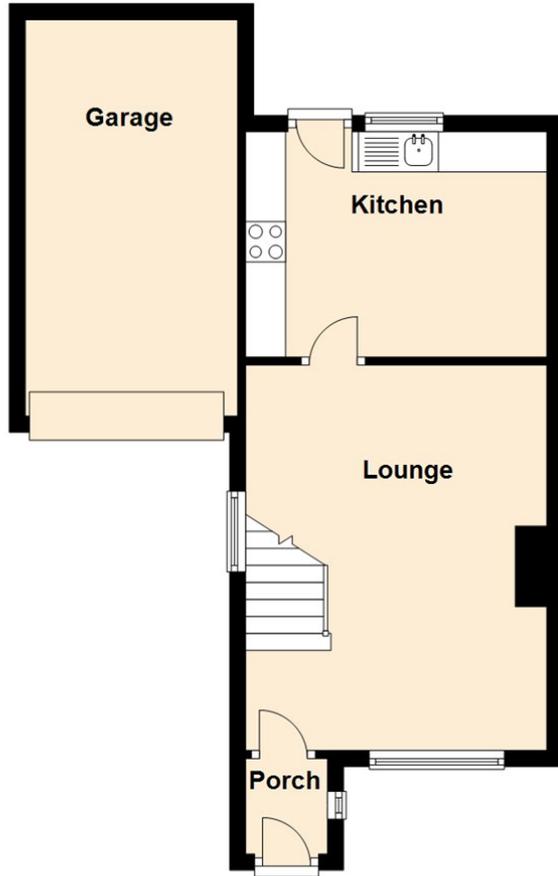
#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

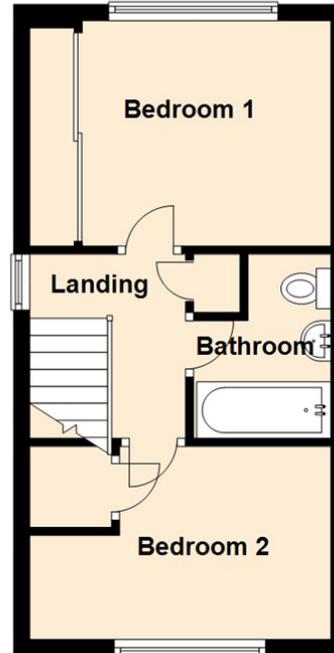
Council Tax band \*B\*.



## Ground Floor



## First Floor



Lounge 15'8" x 12'4" (4.78 x 3.77)

Kitchen 9'2" x 12'4" (2.80 x 3.77)

Bedroom One 9'2" x 12'4" (2.80 x 3.77)

Bedroom Two 7'10" x 12'4" (2.40 x 3.77)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterstates.com](http://www.janforsterstates.com)

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

