



**40 Monarch Road**  
Newbottle  
Houghton-le-Spring  
DH4 6FG  
  
**£160,000**  
**Freehold**

Two Bedrooms  
Semi Detached House  
Gas Central Heating & Double Glazing  
Rear Garden  
No Onward Chain  
Viewing Recommended





Safe and Secure welcome to the market this Two Bedroom Semi Detached House in the popular area of Monarch Road, Newbottle. The property benefits from gas central heating, double glazing, rear garden and driveway parking. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor

### **WC**

Double glazed window to front, low level WC, pedestal wash hand basin and radiator

### **LOUNGE**

15' 1" x 9' 5" (4.60m x 2.88m) Double glazed window to front, telephone point, television point, radiator and understairs cupboard

### **KITCHEN/DINER**

12' 7" x 8' 2" (3.84m x 2.49m) Fitted with a range of wall and base units, with coordinating work surfaces over, built in electric oven, gas hob and extractor hood over, central heating boiler, double glazed window to rear, 1 1/2 bowl sink and drainer unit, double glazed doors to rear garden, radiator.

### **FIRST FLOOR LANDING**

Access to roof space



### **MASTER BEDROOM**

12' 7" x 8' 2" (3.85m x 2.49m) Double glazed window to rear and radiator.

### **BEDROOM TWO**

8' 5" x 12' 8" (2.58m x 3.87m) Double glazed window to front, radiator, television point and storage cupboard.

### **BATHROOM**

White 3 piece suite comprising of panelled bath with shower over, pedestal wash hand basin, extractor fan, tiled walls, radiator and double glazed window to side.

### **FRONT GARDEN**

Mainly paved with gravelled area, driveway providing off street parking

### **REAR GARDEN**

Lawned area, gravelled area and patio seating area with fenced boundaries..



**Local Authority  
Council Tax Band  
EPC Rating**

B

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.