



7 Monaco Place,  
Westlands



**OneAgency**

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# Offers in Excess of £190,000

A two bedroom detached Bungalow in the popular location of the Westlands, close by to Newcastle Town Centre. Ample off road parking to the front with a detached garage to the rear, along with a low maintenance rear garden. Ideal for someone looking to downsize. No onward chain!





## Ground Floor

### Hall

1.49m x 1.08m (4' 11" x 3' 7") Entered through a UPVC front door, carpet flooring.

### Lounge

4.90m x 3.62m (16' 1" x 11' 11") A double glazed bay window to the front, fireplace and surround, radiator and carpet flooring.

### Kitchen

3.33m x 2.53m (10' 11" x 8' 4") A range of fitted wall and base units with worktops, stainless steel sink basin, integrated oven, electric hob with extractor hood over, plumbing for a washing machine, storage cupboard, radiator, UPVC door to the side, double glazed window to the front and vinyl flooring.

### Bedroom One

3.69m x 3.34m (12' 1" x 10' 11") A double glazed window to the rear, radiator and carpet flooring.

### Bedroom Two

3.70m x 2.77m (12' 2" x 9' 1") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

1.90m x 1.62m (6' 3" x 5' 4") A suite with bath unit, pedestal hand wash basin, low level W/C, radiator, double glazed window, tiled walls and vinyl flooring.

### External

Front - A paved driveway for off road parking and lawned section.

Rear - A paved garden area which is low maintenance with part shrub and fenced borders.

### Detached Garage

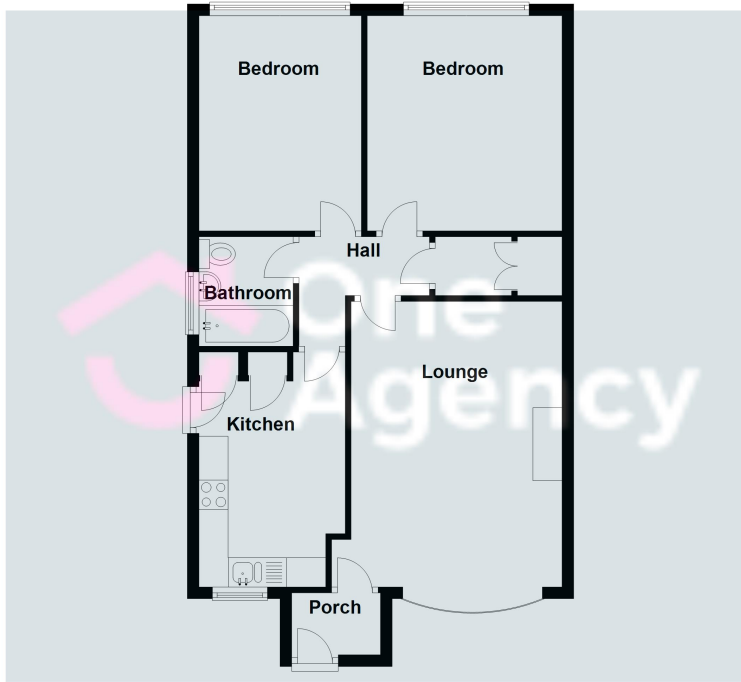
5.05m x 2.59m (16' 7" x 8' 6") An up and over door.

### AGENTS NOTES

Sulphate (Red Ash) Floor test report available on request.

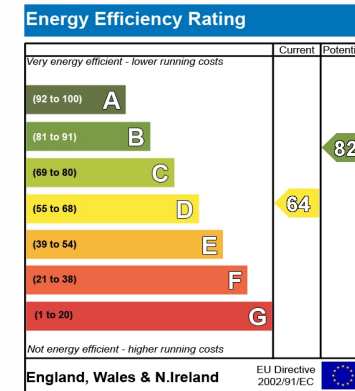


**Ground Floor**  
Approx. 680.0 sq. feet



Total area: approx. 680.0 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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