

# St. Andrew's United Reformed Church

The United Reformed Church in Monkseaton and Whitley Bay

### Eastfield Avenue, Monkseaton, NE25 8LU

https://standrewsmonkseatonurc.org.uk/

### **Pastorate Profile 2021**

[Note - this profile reflects the congregation and its setting prior to the current Covid pandemic]



St Andrew's is a single pastorate located in a coastal suburban setting in the North East of England. It is a diverse and energetic congregation of approximately 120 members.

**Our Vision** is of a dynamic church fellowship, working together to provide a base in the local community from which we can reach out, communicate the Gospel, and demonstrate the love of God through both spiritual and practical support to our members, friends and the local community.

**Our Mission** priorities focus around providing a safe and enabling environment (both within the church building and outside in the local community) in which people can experience the love of God, hear the Gospel and explore their own spiritual development through accessing opportunities for fellowship, worship and spiritual learning

### **OUR LOCALITY AND CONTEXT**

### **North East Region**

The North East region holds many contrasts of beauty, commerce and industry. It is within easy reach of Scotland to the North and the Lake District to the West.

The magnificent and beautiful coastline and countryside both offer opportunities to explore history and nature of all kinds from the Roman Wall, numerous castles, National Trust and English Heritage properties and the Farne Islands and Holy Island to fabulous beaches, moorlands, walking routes, the Angel of the North and, of course, St James's Park home to Newcastle United.



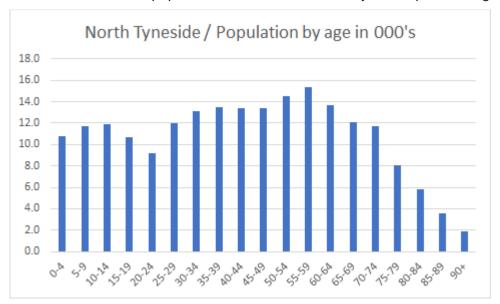
There are excellent transport links via road, rail and air making visits in the region, and across the UK and abroad easily achieved.

Newcastle upon Tyne, with its two universities, is the largest city in the area and has excellent shopping facilities, while culturally there are many venues to experience theatre, cinema, music and sport as well as an abundance of restaurants, cafes and bars of all types reflecting its cosmopolitan population. Durham is about 30-40 minutes from Newcastle with its own ancient heritage and vibrant university community.

The region has excellent hospital facilities: The Royal Victoria Infirmary and the Freeman Hospital in Newcastle are both Teaching Hospitals and are renowned for their state-of-the-art children and organ transplant / cardiac departments respectively. More locally to North Tyneside is the Northumbria Specialist Emergency Care Hospital in Cramlington and North Tyneside General Hospital in North Shields.

### **North Tyneside**

St Andrew's URC is situated in the borough of North Tyneside, located to the east of Newcastle and bounded to the south by the River Tyne, to the East by the North Sea and by the county of Northumberland to the North. Its population is 206,000 with a fairly even spread of ages.



In 2019 the authority was rated as 128th out of 317 local authorities in terms of its Index of Multiple Deprivation (higher is better). This has been steadily improving in the last 20 years as the region diversifies from its previous heavy industrial economy. Monkseaton Ward is one of the least deprived in the authority reflecting its reasonably affluent, suburban and very residential nature.

There are around 86,000 people in employment in North Tyneside, over half of whom live in the borough. The major areas of employment (pre-Covid) are currently:

- Public administration, education and health (35.4%)
- Distribution, hotels and restaurants (15.7%)
- Banking, finance and insurance (15.2%)
- Transport and communications (9.4%)
- Manufacturing (8.8%)

A summary of the region published in 2019 by the local authority can be found at <a href="https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/State%20of%20the%20Area%20Report%202019.pdf">https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/State%20of%20the%20Area%20Report%202019.pdf</a>.

### Whitley Bay/Monkseaton Area

Whitley Bay is primarily a dormitory town for the more commercial base of Newcastle which is easily reached by road and metro. It is set on the coast, around 12 miles east of Newcastle and is adjacent to the fishing village of Cullercoats and along the coast from historic Tynemouth with its castle and priory overlooking the mouth of the Tyne. Families and individuals alike are drawn to the area because of its fantastic beaches and its sea air.

Whitley Bay, with its famous lighthouse, is a popular haunt for day visitors who enjoy the beaches and local seaside attractions (including award winning fish and chips and ice cream!). On the promenade is the refurbished Spanish City Dome which has been given a new lease of life with food and commercial outlets. For the sports enthusiast, the town has numerous playing fields, recreation facilities and sports clubs, including its own football club - Whitley Bay FC - four times winners of the FA Vase!



Commercially it is a vibrant place with many small independent shops, a theatre, cinema, good libraries, restaurants to suit all tastes, cafes, pubs, a leisure pool, health clubs, supermarkets, and a popular ice rink.

There are many good first, middle and high schools. Whitley Bay High School is a consistently outstanding school and one of the first 100 Teaching Schools in the country.

There are also pockets of deprivation, not helped by unemployment which has increased due to COVID-19, although the need for a Food Bank has been recognised for some years. The

churches in the area work together, and Street Pastors help those in need in Whitley Bay and the surrounding area (the local Street Pastors were recently awarded a Queen's Award for volunteers).

St Andrew's URC is situated in the Monkseaton conservation area, now a suburb of Whitley Bay. The village of Monk - seaton, was gifted by Henry the First in the 12th century to Tynemouth Priory. Three kings of old Northumbria are buried in the Priory. On the other side of the river lies Jarrow where The Venerable Bede wrote his amazing books. Lindisfarne or Holy Island lies 60 miles North of Monkseaton and Whitley Bay, so there is much Christian history in the area to appreciate.

### St Andrew's Environment

St Andrew's is one of many local churches including four Anglican, three Methodist, two Roman Catholic, a Baptist, an Evangelical, a Community Church, a Friend's Meeting House and an Islamic centre. There is a "Whitley Bay & District Churches Together" group of which St Andrew's is an active member. Our nearest neighbour is St Peter's Parish Church with whom we have close connections and regularly share services and other activities.

Ecumenical outdoor services are held on Good Friday and Easter Sunday, with a sunrise service on Easter Sunday taking place on the seafront at Whitley Bay.

We have close links to a local first school, and we also host summer holiday activity activities and free lunches in collaboration with other local churches.

### **ABOUT ST ANDREW'S URC**

St Andrew's primary function is to worship God. We do this in a number of ways, from the traditional Sunday service to working with our community. In this section we will cover 'who are St Andrew's'.

#### Church

St Andrew's has a very attractive and well-appointed building and prior to Covid-19 was

extremely popular with a variety of groups, clubs, and more, including arts and crafts, U3A (University of Third Age), dancing, carpet bowls, film club, Saturday Stage School and many more. The building has a main worship area and several smaller meeting/function rooms, vestry and kitchen and cloakroom facilities all maintained to a modern standard. The building is fully accessible. More details are available via the



website at https://standrewsmonkseatonurc.org.uk/facilities-main/.

St Andrew's endeavours to maintain its reputation as a welcoming church in all services and events, ensuring that members, adherents, friends and visitors are warmly greeted as they enter the building. First time visitors to services are invited to complete a Welcome Card, providing contact details should they wish to receive a "follow up" from the church.

New ideas for worship and community engagement are frequently trialled and assessed and the format and content either modified or expanded on need. There is a wide range of worship activity (see section on worship below).

Pastoral care is undertaken by the Elders, who are each responsible for a group or district of Members and are supported by the Minister and nominated members who have volunteered to assist in visiting or phoning the congregation. Information is shared at Elders Meetings.

Bible Study has traditionally taken place under the tutelage of Ministers and Interim Moderators and is currently being offered by members. Interest is strong with, on average, 15 members attending each session. Study is organised around stated books of the Bible for a specific period or term.

St Andrew's supports an active Flower Team, which not only ensures that flowers are displayed on the Communion and Memorial table, but then exercises a ministry of flowers, which are distributed to members, friends and others marking anniversaries and special occasions or who are in ill health. The Flower Team also decorate the church at Easter, Christmas and Harvest Festivals. They organise an annual fundraising concert.



There is an Ecumenical Social Committee formed from the Monkseaton and Earsdon churches that organise two annual social events: a coffee morning, usually held at St Andrew's, and a wine and cheese evening (with entertainment) at the Immaculate Heart of Mary. Each event is usually attended by around 80 to 90 with the profits being given to local charities or international appeals.

The Church uses various methods of communication for Church members and those in the wider community such as through Newstand (church newsletter), leaflet drops, website and social media.

Several Church members are also active in the wider Northern Synod such as holding office on various committees as well as leading worship at other churches in the area.

### **Children and Young People**

While the youth of the Church are few in number, they are viewed as a vital part of St Andrew's and a group of people that we seek to nurture and grow in number. In order to move with the times, we have discontinued the traditional Junior Church and have engaged our youth in a number of different forums:

**Messy Church** - St Andrew's Messy Church welcomes children of all ages (drop off point usually around age 10) and their parents to celebrate the major festivals of Christmas, Easter and Harvest, plus two more themed sessions during the year. Attendance varies with approximately 10 regular children usually from Langley First School with whom the Church is

affiliated. The children enjoy a range of crafts related to the theme where we don't mind getting very messy, followed by a short worship session and food. Santa Claus always kindly makes an appearance at Christmas, and we hold an egg hunt in the Church gardens at Easter.

Attendance has declined over the years as

Attendance has declined over the years as
Messy Church has become very popular in
several neighbouring churches, but we always
have fun!



St Andrew's Youth - SAY! is the next step from Messy Church and is the revitalised 'Sunday School'. Starting from age 10 upwards, SAY! meet monthly and participate in activities of their choosing which are agreed in advance. The activities are not necessarily worship-based but have to date included a games session, baking, coding and hot-topics of the day that they can explore. Prior to the pandemic the group were planning to research climate change and present to the congregation ideas on how St Andrew's could make a difference. The group usually joins the rest of the congregation for the first 10 minutes of worship before heading to their separate activities.

**Summer Lunch Programme**- The summer lunch programme is run in partnership with other Churches in the Monkseaton and Whitley Bay district and welcomes a number of young children. St Andrew's has previously run its own holiday club, but the pooling of churches gives

the opportunity to welcome more children and build relationships with the other churches in the area. The programme is filled with crafts, food and worship over the summer holidays. We do not run Messy Church while this programme is running.

**Baptisms** - St Andrew's offers baptism to all God's children - young and old! It is important to St Andrew's that the person we are receiving into the URC is accepted by the congregation into the Church and as such, baptisms take place as part of the regular 11am Sunday service and are not encouraged to be a separate private occasion for the family. Traditional gifts of a Bible, a baptismal candle and flowers are offered to the baptismal family. The full family is encouraged to join the life of the Church.

**Children's Corner** - For any younger children brought to Church we offer a space towards the rear of the Church where younger children can draw, complete puzzles and be kept entertained during a regular service.

### **Uniformed Organisations**- There are

Rainbow/Brownie/Guide/Beaver/Cub/Scout units affiliated with St Andrew's. All our uniformed organisations are encouraged to participate in the life of the Church through parade services and in our Christmas nativity at the family service.



Link to Local Schools- St Andrew's is affiliated with Langley First

School, a large vibrant first school up to the age of nine in Monkseaton. St Andrew's has formed a strong relationship with Langley – a team visits monthly to take assembly and meet the children. We also run special services around Christmas and welcome the school to hold their nativity production in St Andrew's. The link Elders are welcome guests at the school's harvest service. Our Messy Church intake is generally from Langley.

#### Community

St Andrew's welcomes the local community into the church in many different ways. As well as worship and Church meetings, there are many groups who use the church and the excellent facilities - clubs, parties, uniformed organisations, entertainment and fundraising events.

**St Andrew's Activities Team** - A team of Elders and members who organise many social and fundraising events, such as coffee mornings, Granny's attic sales, a shop on the high street, tabletop sales, craft fairs, games, community carol singing and quiz nights. The annual Church Fair is a major fundraising and social event supported by the church and community. A warm invitation is extended to the community to participate in all events. Ad-hoc special events such as Burns nights, jazz nights, and various concerts have also been held.

The Church supports local and national charities with three being chosen each year by Church members with 10% of income from fundraising events being donated to the charities. Local charities that have been supported include the Great North East Air Ambulance Service, DePaul Trust and The People's Kitchen.

The Church has made investments in a local credit union with the aim of financially supporting the local community with contributions being matched by Synod.

A bin is always available for donations to the local food bank.

### Congregation

Total number on roll - 112

Age	Number		
0-11	0		
12-18	1		
19-30	1		
31-50	3		
51-70	14		
71+	93		

Number of adherents - 45 (including 5 children)

Changes in the roll over the last five years-

(a) Additions: on profession of faith	
by transfer	13
(b) Losses: by death	38
by transfer	5
by removal from the roll	18

### Number residing-

(a) within one mile of church building	121
(b) over three miles from church building	21
Number of serving Elders	16
Number of non-serving Elders	21

### The Worship Life of St Andrew's

[Note that some of the details that follow relate to "normal" times pre-Covid]

The normal pattern of worship at St Andrew's includes the following regular services

Service	Time	Attendance	Notes
Weekly worship	Sunday, 11am	60-70	Communion on 1st Sunday
Praise service	2nd Sunday, 9am	20	More modern style
Communion	3rd Sunday, 9.30am	10	Smaller, more intimate worship
Mid-week	Tuesday, 9.30am	10	Held in reception area

As mentioned above, there are two separate worship activities aimed at younger people Quarterly Messy Church on aSunday afternoon and St Andrew's Youth (SAY!) monthly on a Sunday at 11am.

In addition, the following special services take place at certain points throughout the year (with typical attendance in brackets):

Afternoon:	Monthly on Mondays for elderly and those unable to attend morning worship –
	includes refreshments (30). Transport is arranged for members and friends
	who have mobility issues.
Parade:	As agreed with Uniformed Organisations (approximately three times a year).
Christmas:	Longest Night Evening (20); Carols by Candlelight at 11.00 pm Christmas Eve
	(90) and Christmas Day at 10.30 am (40).
Easter:	Tenebrae at 7.30 pm on Maundy Thursday (30); Good Friday at 10.30 am
	(30).

Easter Day Sunrise on Whitley Bay seafront (15) and Easter Day communion at 10.30 am (70).

Ecumenical: Remembrance and Good Friday open air services.

"Scones of Praise" with St Peter's Anglican Church for Christian Aid Week.

Others: Joint services with St Columba's URC Sunday evening in June and

September.

To enhance worship, the church has a well-maintained organ, piano and electronic piano. There is a high-quality sound system with induction loop (which relays into the hall and other meeting rooms) as well as a linked screen system. The pulpit is moveable which allows flexible configuration of the front of the church.

The church mainly uses "Rejoice & Sing" as a hymn book, but the congregation are open to new hymns, and this is enabled by both CCLI and One License.

St Andrew's has one nationally accredited Lay Preacher and two other members who regularly lead worship. There is an active worship group who currently lead worship approximately monthly. They also regularly provide opportunities for worship in care homes and sheltered accommodation. Bible study groups meet regularly.

The congregation have held the following number of baptisms/blessings in recent years

	Baptisms	Weddings	Funerals
2021	3 (pending)	1 (pending)	
2020	0	1	3
2019	4		11
2018	2		10
2017	1		12
2016	1 + 1 blessing	1	2

### **Organisation and Structure**

The Church Meeting is the main decision-making body for St Andrew's which takes place quarterly. They are held after church and combined with lunch which brings a valued social

element as well. The day to day running of the church is vested in the Elders' Meetings and the Executive Team.

#### **Elders**

Elders are elected by the Church Meeting to serve five years and their responsibilities include:

- Duties associated with church services including weddings, baptisms and funerals.
- Pastoral care of members, along with Pastoral Visitors, in their districts including visiting (with the Minister where appropriate).
- Links with organisations and regular users of the premises.
- Links with the community.
- Representation on the Church Teams.

#### **Executive Team**

Whilst overall responsibility lies with the Elders, St Andrew's set up a devolved scheme of responsibility whereby the Elders oversee Worship and Pastoral matters and an Executive Team made up of officers and Team convenors oversees the general running of the building, social activities and finances on a day-to-day basis. The Teams are elected at the Annual Church Meeting.

The Executive Team comprises the Church Secretary (Secretary to Team), Treasurer and Conveners of the Church Teams (Finance, Premises Maintenance, Activities, Development and Hall Letting). The Executive team meets monthly, overseeing the work of each individual Team, agreeing and authorising action as appropriate. The Executive Team reports monthly to the Elders' Meeting and to each Church Meeting on its work, decisions taken etc.

#### **Teams**

Members of the Teams are:

- Elected at the Annual Church Meeting.
- The Elders' Meeting nominates two Elders to serve on each Team.

#### **Duties**

- (a) Premises Maintenance to arrange for the general cleanliness and housekeeping matters in the church and supervise the contract cleaners. To arrange for the general maintenance of the building, garden and manse together with any necessary repairs. The flowers in the church and catering at large church events are organised by specialist teams of volunteers.
- (b) **Finance** along with the Church Treasurer to oversee all thefinancial matters associated with the running of the church.
- (c) **Development** to organise any agreed development or major repair, renovation or refurbishment.
- (d) **Activities** to organise social activities and fund-raising for church and charitable works.

### **Development Fund Management Team**

The Development Fund was established with legacies left for St Andrew's to ensure that such funds are used for specific work and projects associated with the church and not for the day to day running of St Andrew's.

The Church's Development Fund has a Management Team consisting of the Conveners of the Church Executive, Finance, and Development Teams, together with the Church Secretary and the Treasurer(s) of the Church and the Development Teams.

### **Pastoral Care**

In June 2017, the Church Meeting agreed to the formation of a Pastoral Team which, in effect, provided for Pastoral Visitors to join with Elders in the Pastoral Ministry at St Andrew's. Pastoral Visitors are invited by the Elders' Meeting to join the Team. This means there is greater sharing of pastoral ministry among visitors, Elders and the Minister.

### **Pastoral Team**

The Pastoral Team operates on the principle that every member and adherent have a named Elder. However, others involved in pastoral care are part of this team so that their involvement can be recognised. It also means that not all Elders need to continue to have pastoral responsibilities. The team tries to operate in a non-hierarchical way with a flexible approach.

### **Team Approach**

- Every Member (and Adherent) will be part of a District led by a named Elder.
- Any member (Member, Elder serving or retired) may become part of the Team as a Visitor, on the invitation of the Elders' Meeting.
- The Minister in pastoral charge leads the Team.
- The Team establishes who will be the Visitor for each person in the Districts.
- The responsibility for the visiting within Districts remains with the named Elder, but different Visitors may visit (without a change of District) as priorities change.
- Elders feedback for their Districts at Elders' Meeting.
- The Team meets together once quarterly to share news, to oversee the Team, and to ascertain any training or development needs.

### **Lessons from Lockdown**

Covid has been a challenging time both on a personal level for our members and as a Church. However, it has forced us to operate in a different way, some of which is for the better and we plan to carry it forward as the Church reopens and life starts to return to normal.

Using our technological resources has allowed us to deliver broader access to the Church: we have welcomed people to the virtual Church services who have previously been unable to attend in person on a regular basis, or at all. It is important to St Andrew's that we continue to offer them a way of continuing to attend the services.

Elders' meetings have been held remotely with great success and Covid has demonstrated that it is not always necessary to meet face-to-face. Post-service virtual coffee mornings have been

well attended and could be continued as a way to stay in touch with members who cannot physically attend worship.

Online poetry nights and other social occasions have successfully been started and show that we can continue to be sociable even when we are not able to meet physically

Recognising that not everyone has access to technology, it is important to offer alternative ways to stay connected to the Church e.g. hard copies of services.

### Summary

In closing, St. Andrew's is a vibrant Church filled with life, love and laughter. Our members are open to new ideas and different ways of engaging in worship and we are a key member of the community, with excellent facilities to offer. We are extremely proud of our local area with its fantastic beaches, transport and schools and believe it offers many opportunities to anyone making the move to the North East or those more local who are looking for a more coastal way of life. We hope to welcome you soon!



# **Appendix 1: Latest Church Accounts**

## **Operating accounts**

### St ANDREW'S UNITED REFORMED CHURCH, MONKSEATON

Income/Expenditure 2020	Budget	Actual		
	2020	2020		
Expenditure - General Fund				
Ministry Costs (HQ.)	£53,000.00	£52,935.00		
Services and Utilities	£30,000.00	£21,399.39		
Worship Expenses	£5,000.00	£915.18		
Admin Expenditure	£1,500.00	£1,105.65		
Minister's Expenses	£0.00	£0.00		
Maintenance/Repairs/Refurbishment	£13,000.00	£4,215.20		
Miscellaneous Expenditure Total	£1,500.00	£0.00		
Total Expenses - General Fund	£104,000.00	£80,570.42		
Income - General Fund				
Offerings	£41,000.00	£32,760.36		
Activities	£11,000.00	£2,473.86		
Hall Letting Income	£30,000.00	£8,507.90		
Donations	£2,000.00	£2,525.00		
Other Income	£1,000.00	£652.43		
Total Income - General Fund	£85,000.00	£46,919.55		
Surplus/Deficit - General Fund	-£19,000.00	-£33,650.87		
Transfers from Development/Projects Funds	·	£34,100.00		
Surplus After Top-up From Development Fund		£449.13		
SUMMARY OF FINANCIAL REPORTS FOR CHURCH ORGANISATIONS A	ND FUNDS 2020			
	Opening	Income	Expenditure	Closing
	Balance			Balance
Organisation	Balance			Balance
		£184.00	£27.05	
Carpet Bowling Club	£654.70	f184.00	£27.95	£810.75
Carpet Bowling Club Friendship Club	£654.70 £259.75	£263.00	£0.00	£810.75 £522.75
Carpet Bowling Club Friendship Club Commitment For Life	£654.70 £259.75 £585.31	£263.00 £666.75	£0.00 £1,000.00	£810.75 £522.75 £252.06
Carpet Bowling Club Friendship Club Commitment For Life Development Fund	£654.70 £259.75 £585.31 £457,584.04	£263.00 £666.75 £18,992.04	£0.00 £1,000.00 £39,532.41	£810.75 £522.75 £252.06 £437,043.67
Carpet Bowling Club Friendship Club Commitment For Life Development Fund Summer Activity Lunches	£654.70 £259.75 £585.31 £457,584.04 £549.78	£263.00 £666.75 £18,992.04 £0.00	£0.00 £1,000.00 £39,532.41 £0.00	£810.75 £522.75 £252.06 £437,043.67 £549.78
Carpet Bowling Club Friendship Club Commitment For Life Development Fund	£654.70 £259.75 £585.31 £457,584.04	£263.00 £666.75 £18,992.04	£0.00 £1,000.00 £39,532.41	£810.75 £522.75 £252.06

### **Balance Sheet**

	ST. ANDREW'S UNITED REFORMED CHURCH, MONKSEATON	
	BALANCE SHEET AT 31/12/2020	
31/12/2019	27.2.11.02.01.12.11.02.0	31/12/2020
	BALANCES IN CHURCH ACCOUNTS	
£42,432.41	Lloyds TSB - Current account 2782	£41,135.20
£3,082.85	Lloyds TSB - 30 day notice account 9990	£0.10
£203.65	Lloyds TSB - Instant access account 2561	£0.01
£12,279.59	Lloyds TSB - Current account 1907 (Development Fund)	£63.47
£446.24	Lloyds TSB - 30 day notice account 2260 (Development Fund)	£0.03
£150,000.00	Lloyds TSB - Fixed Deposit 40LS (Development Fund)	£150,000.00
£0.00	Moneywise Credit Union	£5,000.00
£294,858.21	Investment with Northern Synod (Development Fund)	£286,980.17
£204.36	Cash in Hand	£49.26
£503,507.31		£483,228.24
	REPRESENTED BY	
£488,256.23	Opening Balance at 1st January	£503,507.31
-£5,134.37	Surplus/Deficit for Year - General Fund	£449.13
£1,453.53	Surplus/Deficit for Year - Small Projects Fund	-£4,586.50
£3,100.95	Surplus/Deficit for Year - Other Funds	£4,398.67
£15,830.97	Surplus/Deficit for Year - Development Fund	-£20,540.37
£503,507.31		£483,228.24
	BALANCES REPRESENTED BY THE FOLLOWING FUNDS	
£28,091.53	General Fund	£28,540.66
£457,584.04	Development Fund	£437,043.67
£10,162.34	Small Projects Fund	£5,575.84
£1,946.48	Charities/Appeals Fund	£143.48
£4,328.08	Minister/Manse Fund	£5,600.00
£585.31	Commitment for Life	£252.06
£259.75	Friendship Club	£522.75
£549.78	Summer Activity Lunches	£549.78
£0.00	Moneywise Credit Union	£5,000.00
£503,507.31		£483,228.24

### **Appendix Two: The Manse**





The Manse, at 50 Beech Grove in Whitley Bay, is approximately one mile from St Andrew's Church, situated in a pleasant area of the town. It is within easy walking distance of the main Whitley Bay shopping area, the sea front and Monkseaton Metro train station.

The building, which is a semi-detached corner house, is in very good decorative order. The property was substantially upgraded prior to the last minister taking up residence. It consists of two ground floor reception rooms, study, cloakroom with WC and kitchen. Upstairs there are four double bedrooms, a bathroom and separate WC.

There is a detached garage at the bottom of the fair sized back garden which is accessed from the lane at the side of the property. The garden is mainly lawn and gravel with some shrubs and trees. It also contains a summer house. The side garden is laid down to shrubs and paving.

Throughout times of occupation and vacancy, any perceived defects to the fabric of the building and garden have been promptly rectified.

In late 2018, the property was extensively upgraded to provide off road parking for two cars and the footpath was replaced in matching material to preserve the visual harmony of the property, in keeping with the residential area.

The property meets the standards recommended by the URC.