

23 HAZELDENE
MONKSEATON NE25 9AL
£320,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE & DINING ROOM**
- **KITCHEN DINER**
- **BATHROOM WC**
- **SOUGHT AFTER LOCATION**
- **FRONT AND REAR GARDENS**
- **DRIVEWAY PARKING**
- **EPC RATING C**

This beautiful, well presented property is located within a sought after residential area, boasts a variety of modern features and is perfect for a family.

This is a three bedroom house set over two floors. Ground floor: lounge, dining room, kitchen diner, utility room. First floor: three bedrooms, bathroom WC. Externally: front garden, rear garden. The fabulous location, family feel and amazing condition makes this a exciting opportunity which can only be appreciated by a visit.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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VESTIBULE

Enter through composite front door with glazed inserts into vestibule with UPVC double glazed windows incorporating stained glass uppers and tiled flooring. Timber inner door leading to entrance hallway.

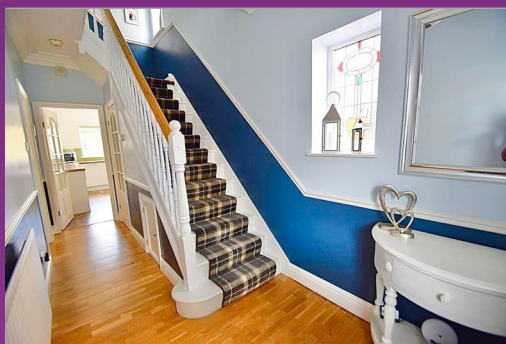
ENTRANCE HALLWAY

Entrance hallway with ceiling cornices, dado rail, UPVC double glazed stained glass window, under stairs storage cupboard and hard wood flooring. Stairs with spindles leading to first floor and doors leading to lounge and kitchen.

LOUNGE

19'5" x 11'1"

Bright and extended, rear facing lounge with ceiling cornices, ceiling rose, dado rail, TV point and single radiator. UPVC double glazed French doors with windows to both sides leading to rear garden. Double doors leading to lounge.



DINING ROOM

15'11" x 12'1"

(into bay & recess)

Modern and front facing dining room with ceiling cornices, ceiling rose, dado rail, UPVC double glazed walk in bay window and single radiator. There is a feature fireplace with painted wood surround and gas fire.

KITCHEN DINER

14'3" x 10'2"

Fabulous modern kitchen diner with space for a four seater dining table, benefitting from wall, base, drawer and pull out units with contrasting worktops, one and a half bowl sink with drainer, mixer taps and glass splash backs. There is a single oven and four ring gas hob with extractor hood over. Integrated appliances include dishwasher, fridge and freezer. UPVC double glazed window, ceiling coving, recess spotlights and single radiator. Door leading to utility room.

UTILITY ROOM

Compact utility room with space for a washing machine and tumble dryer. UPVC double glazed window, recess spotlights and combi boiler.

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LANDING

Landing with ceiling cornices, dado rail and UPVC double glazed obscured window. Doors leading to all bedrooms and bathroom WC.

BEDROOM ONE

15'10" x 12'0"

(measurements into bay & recess)

Bedroom one is stylish and front facing with ceiling coving, picture rail, UPVC double glazed walk in bay window, wall mounted TV point and single radiator.

BEDROOM TWO

13'0" x 9'8"

(not including wardrobes)

Bedroom two is rear facing with ceiling coving, UPVC double glazed window, fitted wardrobes and wall mounted TV point.

BEDROOM THREE

9'0" x 7'2"

Bedroom three is front facing with ceiling coving, UPVC double glazed window, TV point and single radiator.



BATHROOM WC

8'0" x 7'2"

Beautiful and contemporary bathroom, benefitting from panelled bath with shower over, low level WC, pedestal washbasin, ceiling spotlights, UPVC double glazed obscured window, towel warmer, painted wood panelling to dado rail and loft access.

FRONT GARDEN

Well maintained front garden with driveway parking, paved area and walled boundary.

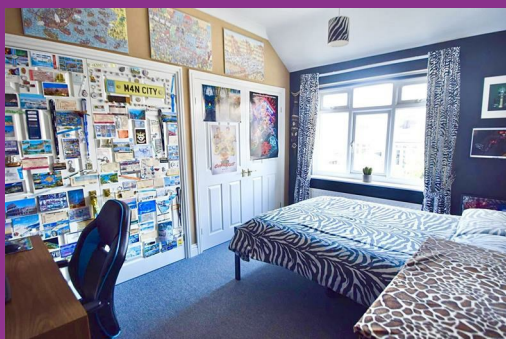
REAR GARDEN

Impressive, West facing rear garden with patio area, raised planted bed, paved area, mature shrubs and water tap. There is a brick built shed with power and lighting and fenced boundary.

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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



Appliances and Services

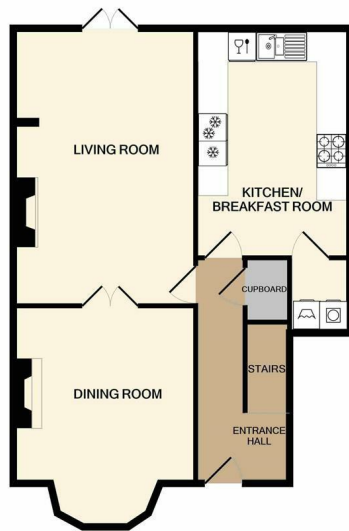
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



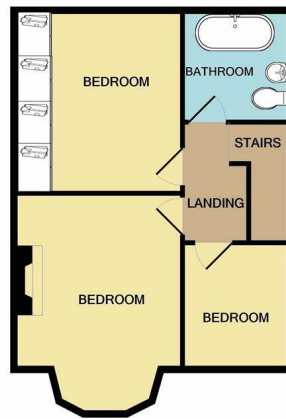
The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



GROUND FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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