

FOR
SALE

6 HERMISTON, MONKSEATON NE25 9AN
£359,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- RECEPTION ROOM
- OPEN PLAN DINING KITCHEN
- FAMILY BATHROOM WC & DOWNSTAIRS SHOWER ROOM
- PARTIAL GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
12 x 10'10

DINING KITCHEN
27 x 12'10

REAR LOBBY

DOWNSTAIRS SHOWER ROOM
6'1 x 4'3

LANDING

BEDROOM ONE
12 x 8'11

BEDROOM TWO
12 x 8'6

BEDROOM THREE
8'4 x 7'1

BATHROOM WC
7'6 x 7

PARTIAL GARAGE
9 x 7'8

FRONT GARDEN

REAR GARDEN

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This lovely, semi detached house, is perfectly located in a much sought after residential location. It displays a variety of modern features with period charm and is ideal for a range of buyers.

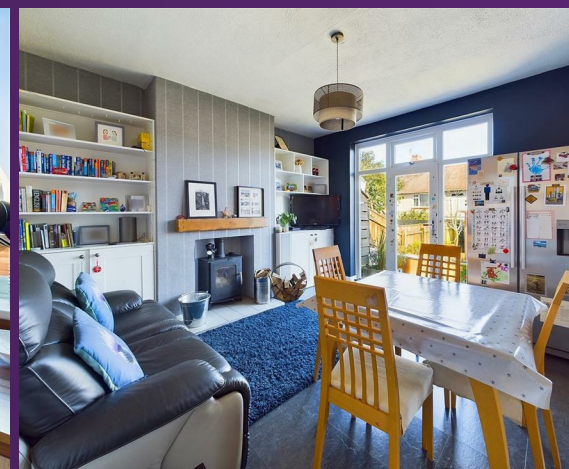
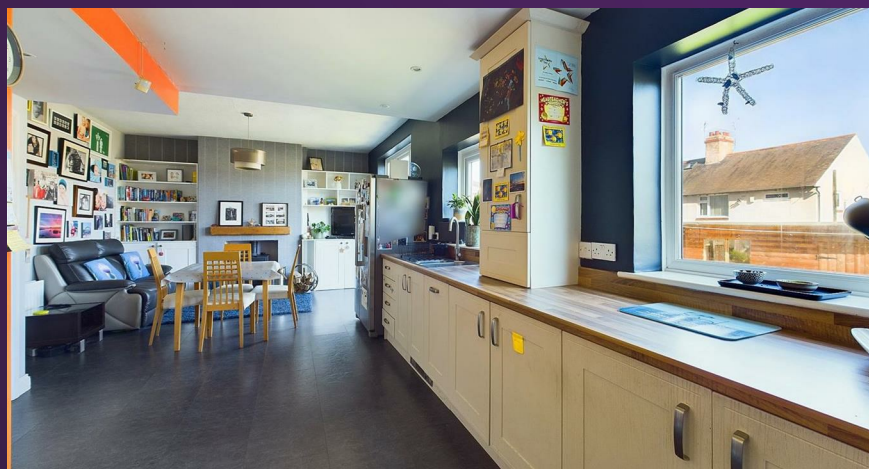
With over 1000 square feet of accommodation set over two floors, this charming property consists of an entrance hallway with stairs up to the first floor and doors to the reception room and dining kitchen. The front facing reception room has a bay window and a feature fireplace with cast iron insert, whilst the dining kitchen has space for a dining table as well as a lounge area with recessed to chimney breast housing a multi fuel burner. The kitchen benefits from a range of units with contrasting worktops, integrated eye level single oven, gas hob, chimney hood and dishwasher. There is space for a fridge freezer and French doors leading out to the rear garden. There is also a downstairs shower room with walk in shower, wall mounted wash basin and low level WC. To the first floor there are three bedrooms, two with fitted wardrobes, and a family bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is a partial garage with plumbing for a washing machine and space for storage, a front garden with driveway parking and a beautiful rear garden with a raised patio, built in flower beds, lawn, mature shrubs and a shed currently used as a study.

The fabulous location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times. This lovely village has exceptional public transport and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the town offers

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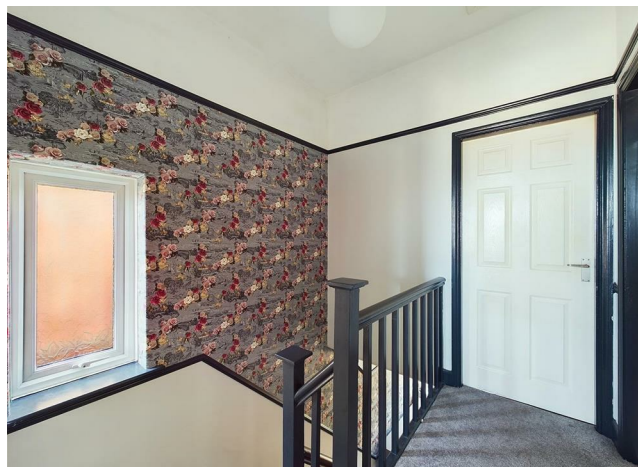
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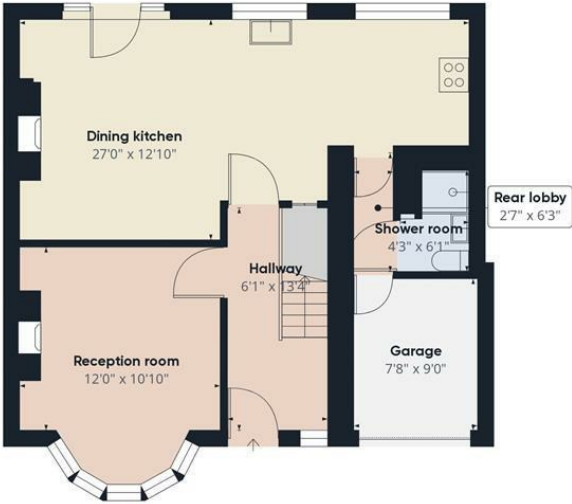


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1021.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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