FOR SALE

9 BEECHWOOD AVENUE, MONKSEATON NE25 8EP
£480,000

4 BEDROOM HOUSE - SEMI-DETACHED

- WELL CONVERTED, SEMI DETACHED HOUSE
- LOUNGE & ORANGERY
- FABULOUS OPEN PLAN DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- LANDING WITH OFFICE/SNUG AREA
- BATHROOM & SEPARATE WC
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

LOUNGE
11'8 x 11'2

DINING KITCHEN
26 x 12'7

ORANGERY
9'5 x 8'8

UTILITY ROOM
8'11 x 5'4

DOWNSTAIRS WC

LANDING/OFFICE AREA
18 x 7'2

BEDROOM ONE
12 x 10'10

BEDROOM TWO
12'1 x 10'10

BATHROOM
7'1 x 6'4

SEPARATE WC

BEDROOM THREE
17'9 x 10'3

BEDROOM FOUR
10'5 x 6

GARAGE
9'1 x 6'10

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to present for sale this immaculately presented semi-detached house, built in the 1930s and perfectly positioned within a highly sought-after residential area. Boasting a wealth of modern features blended with period charm, it is ideally suited to family living.

With over 1,400 square feet of accommodation arranged across three floors, this characterful property comprises a vestibule and welcoming entrance hallway with stairs to the first floor and doors to the lounge and dining kitchen. The lounge is front facing with a feature fireplace, while the fabulous open plan dining kitchen includes low level recessed cupboards and a door leading to the orangery, which features panelling to one wall and doors opening to the rear garden. The kitchen benefits from a good range of units with contrasting worktops, space for an oven with chimney hood over, and space for a dishwasher. There is also a downstairs WC and a utility room with further units, a built-in cupboard and spaces for appliances.
To the first floor there is a spacious landing with room for an office area or snug, two generous bedrooms, one with fitted wardrobes, a family bathroom including a bath with shower over and vanity wash basin, and a separate WC. The top floor offers two further light and airy bedrooms, the larger featuring floor-to-ceiling windows along with fitted wardrobes and storage units.
Externally there is a partial garage providing storage, a front garden with driveway parking for up to three cars, and a secluded south-facing rear garden with lawn, raised decking and mature shrubs.
The superb condition, excellent layout and generous size of this property create a wonderful opportunity that can only truly be appreciated with a viewing.
Monkseaton is a characterful place that proudly holds onto its history while moving seamlessly with the times. This charming village offers excellent public transport, well-regarded schools and varied shopping.

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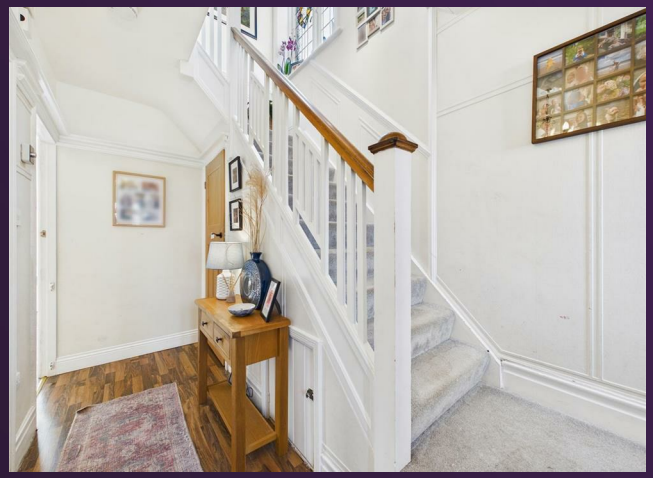

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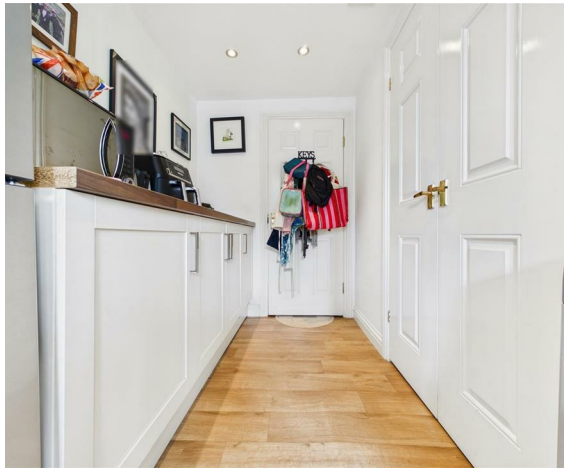

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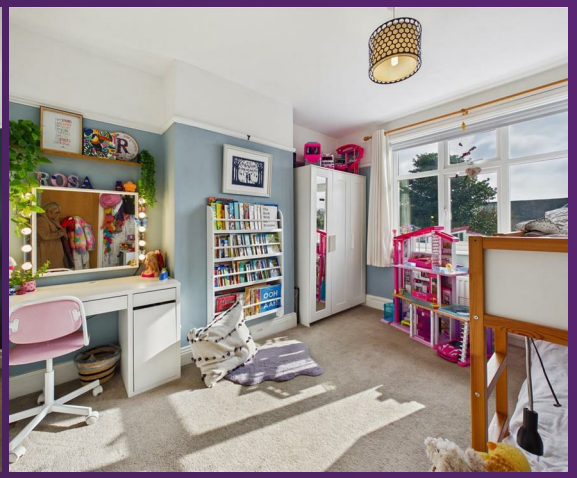

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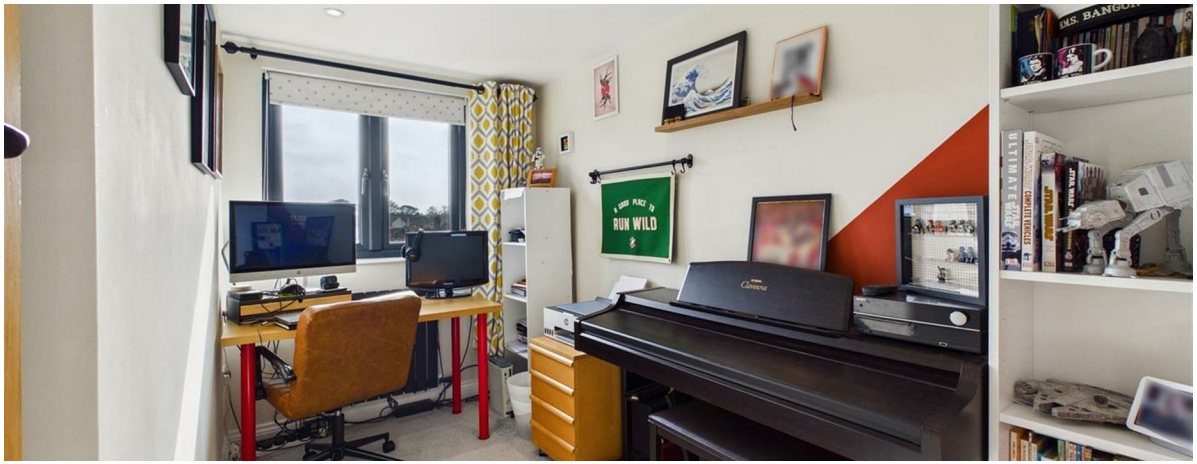

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FLOORPLAN

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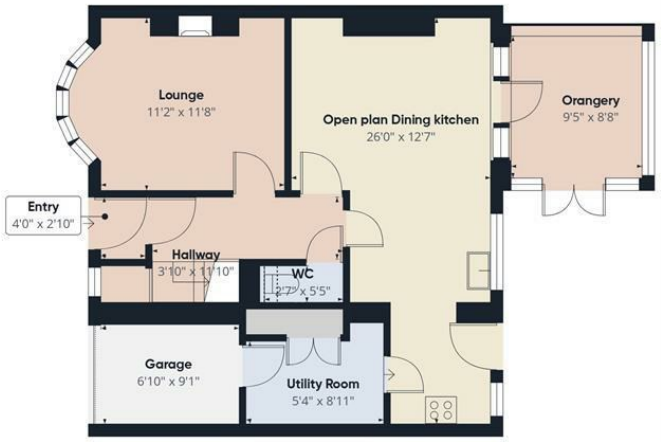

Floor 0

Floor 1

Floor 2

Approximate total area[1]

1401 ft²

Reduced headroom

26 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

VIEW PROPERTY

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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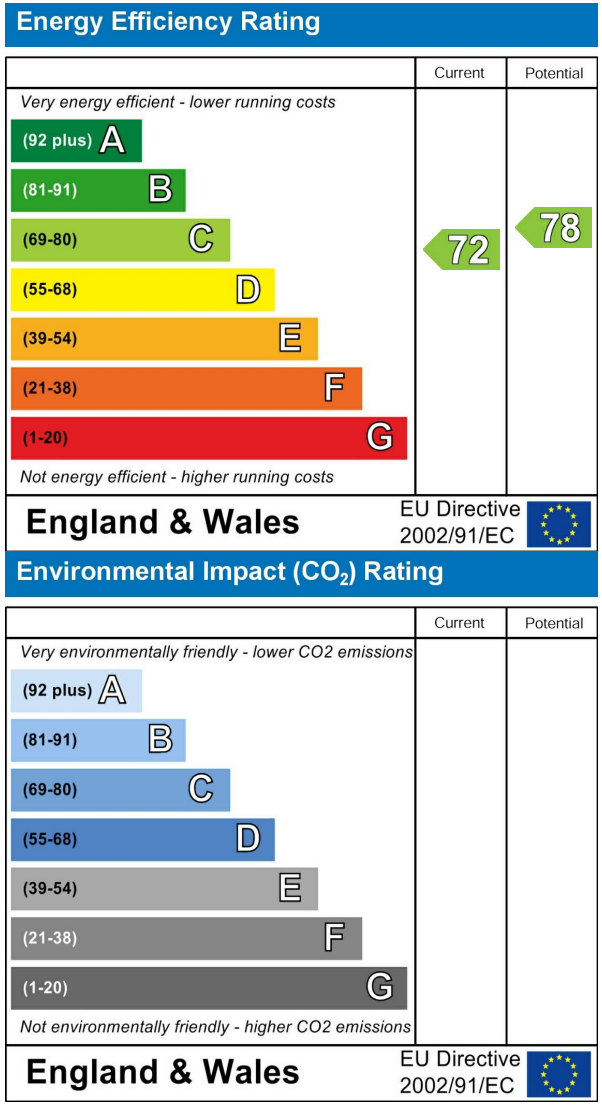
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