

FOR  
SALE

18 HAZELDENE, MONKSEATON NE25 9AL  
£395,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- IMMACULATELY PRESENTED
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- OPEN PLAN KITCHEN DINER, FAMILY ROOM & SUN ROOM
- UTILITY SPACE
- BEAUTIFUL BATHROOM WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM  
12'1 x 11'11

KITCHEN DINER & FAMILY ROOM  
13'8 x 9'6 & 12'2 x 12'1

SUN ROOM  
10'5 x 10

DOWNSTAIRS WC

UTILITY ROOM  
6'3 x 3'1

LANDING

BEDROOM  
11'10 x 11'1

BEDROOM  
12'2 x 11'1

BEDROOM  
8'1 x 7'2

BATHROOM WC  
7'8 x 7'1

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and characterful property which is perfectly located in a highly sought after residential area. It boasts an array of contemporary features with period charm and is ideal for a range of buyers.

With over 1090 square feet of accommodation set over two floors, this stunning property consists of a bright and airy entrance hallway with stairs to the first floor and doors to the stylish reception room, kitchen diner and family room and downstairs WC. The fabulous kitchen diner has a two seater breakfasting bar and benefits from a good range of high gloss units with granite worktops, space for a range oven with extractor hood and integrated fridge freezer and dishwasher. The family room has ample space for a four seater dining table and seating area and is open to the sun room with doors giving access to the rear garden. The downstairs WC has a wall mounted vanity washbasin, integrated WC and doors to the utility room.

To the first floor there are three stylish bedrooms and a beautiful bathroom with a free standing roll top bath, walk in shower and pedestal washbasin and low level WC. Externally there is a front garden with driveway parking and a low maintenance rear garden with decked area.

The amazing condition, superb layout and fabulous location 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, 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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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1096 ft<sup>2</sup>

(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.

GIRAFFE360

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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.

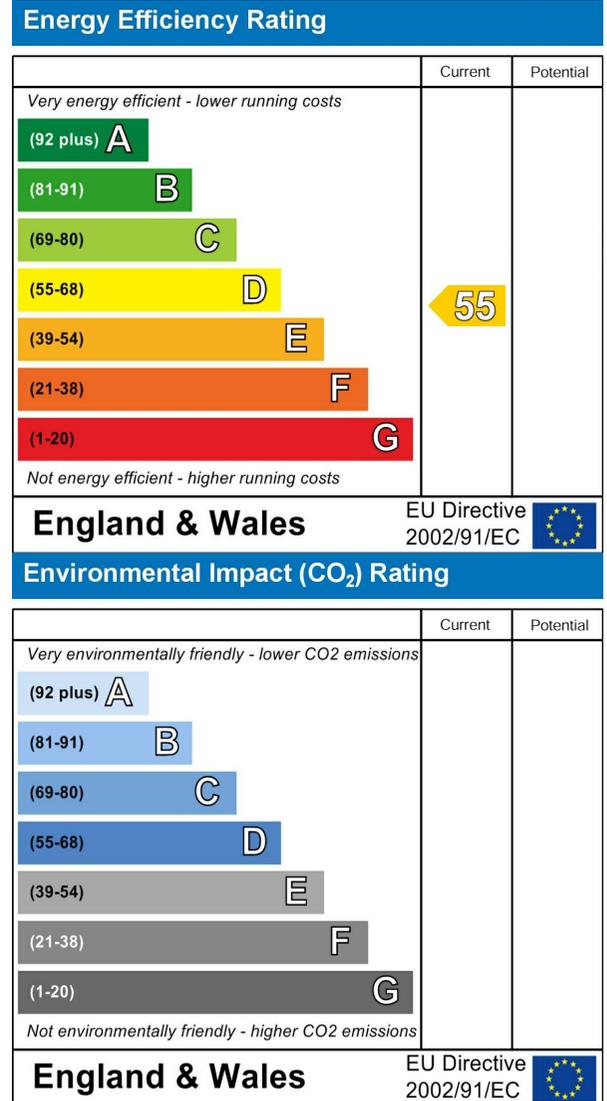
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