

**8 CORONATION CRESCENT**  
**MONKSEATON NE25 8AJ**  
**£315,000**

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- **FOUR BEDROOM MID TERRACE HOUSE**
- **LOUNGE & DINING ROOM**
- **BREAKFASTING KITCHEN & UTILITY ROOM**
- **FAMILY BATHROOM WC & DOWNSTAIRS WC**
- **POPULAR RESIDENTIAL LOCATION**
- **FRONT TOWN GARDEN & REAR YARD**
- **NO UPPER CHAIN**
- **EPC RATING D**

This well presented and characterful, mid terrace house is perfectly located in a popular residential and urban area. It boasts a wealth of modern features with period charm, has no upper chain and is ideal for a family.

This is a four bedroom property set over two floors. Ground floor: lounge, dining room, breakfasting kitchen, utility room, downstairs WC. First floor: four bedrooms, bathroom WC. Externally: front town garden, rear yard.

The generous size 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 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 timber front door with glass panel into the light and welcoming vestibule. With ceiling cornices, dado rail and inner door leading to entrance hallway.

### ENTRANCE HALLWAY

Spacious entrance hallway with ceiling cornices, ceiling corbels, dado rail, built in storage cupboard and single radiator.

There are stairs down to the kitchen, stairs up to the first floor and doors to the lounge and dining room.

### LOUNGE

18'10" x 14'5"

(measurements into recess and bay)

The lounge is bright and front facing with a beautiful decorative ceiling incorporating ceiling cornices, ceiling rose, picture rail, UPVC double glazed walk in bay window with panelling beneath, TV point and double radiator.

There is a period feature fireplace with cast iron insert, decorative side tiles and gas fire.

### DINING ROOM

14'7" x 12'3"

(measurement into recess)

The dining room is versatile and rear facing with ceiling cornices, ceiling rose, picture rail, two UPVC double glazed windows, fitted storage to one recess, TV point and single radiator. There is a feature period fireplace with wood surround, decorative side tiles, cast iron insert and tiled hearth.



### BREAKFASTING KITCHEN

13'11" x 10'5"

(measurements into recess)

Lovely, classic kitchen benefitting from wall, base, display and drawer units with contrasting worktops, breakfast bar and upstands incorporating one and a half bowl sink, drainer, mixer taps and tiled splash backs. Integrated eye level double oven, four ring gas hob and chimney hood. Space for dishwasher. There are recessed ceiling spotlights, two UPVC double glazed windows, vertical radiator and archway leading to the utility room.

### UTILITY ROOM

10'4" x 7'5"

Practical utility room complete with wall and base units, contrasting worktops and upstands, single bowl sink, space and plumbing for a washing machine, space for tumble dryer and fridge freezer. There is a UPVC double glazed window, wall mounted combi boiler, single radiator, tiled flooring and doors to the rear yard and downstairs WC.

### DOWNSTAIRS WC

With low level WC, wall mounted washbasin, tiled walls, extractor fan, single radiator, tiled flooring and UPVC double glazed obscured window.

### LANDING

Spacious and open, split level landing with dado rail, skylight, built in period storage cupboard and single radiator. Door to all bedrooms and bathroom WC.

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### BEDROOM ONE

15'9" x 11'11"

(measurement into recess)

Bedroom one is spacious and front facing with two UPVC double glazed windows, built in storage cupboard to recess and double radiator. There is a feature period fireplace with ornate wood surround, decorative side tiles and cast iron insert.

### BEDROOM TWO

14'4" x 12'4"

Bedroom two is bright and rear facing with ceiling coving, picture rail, UPVC double glazed window, built in storage cupboard to recess and double radiator. There is a period fireplace with ornate wood surround, decorative side tiles and cast iron insert.

### BEDROOM THREE

10'0" x 6'11"

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

### BEDROOM FOUR

11'3" x 9'11"

Bedroom four is bright and rear facing with ceiling coving, picture rail, UPVC double glazed window and cast iron fireplace.



### BATHROOM WC

8'10" x 6'9"

(measurement into recess)

Stylish family bathroom benefitting from roll top bath with clawed feet and rainfall shower over, period style pedestal washbasin with towel rail and low level WC. There are tiled walls, recessed ceiling spotlights, extractor fan, towel warmer, tiled flooring and two UPVC double glazed obscured windows.

### FRONT GARDEN

Front town garden with gravelled section, paving and mature shrubs. The boundary is marked by a fence and wall.

### REAR YARD

Private rear yard with gravelled section, paving and a walled boundary with electric roll top garage door to the rear lane.

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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.



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   |         | 79        |
|   |         | 59        |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   |         |           |
|   |         |           |
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