

**50 HARTLEY AVENUE
MONKSEATON NE26 3NT
£575,000**



- WELL EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- FRONT GARDEN & DRIVEWAY PARKING
- HALF GARAGE USED FOR STORAGE
- BEAUTIFUL REAR GARDEN
- EPC RATING C

Well extended and presented semi detached property which is perfectly located within a much sought after residential area. It displays a variety of period charm with modern features and is ideal for a family.

This is a four bedroom property set over two floors. Ground Floor: two reception rooms, dining kitchen, utility room, downstairs WC. First Floor: four bedrooms, bathroom WC. Externally: front garden, driveway parking, half garage (used for storage), rear garden.

The fabulous location, family feel and superb layout of this property makes for an exciting opportunity which can only be truly 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 period front door with glass inserts into vestibule. With picture rail, parquet flooring and timber inner door with leaded pane to hallway.

ENTRANCE HALLWAY

Entrance hallway with picture rail, built in cloaks cupboard with timber framed window, single radiator, parquet flooring and stairs incorporating spindles to first floor. Period solid wood doors to reception room one, dining kitchen and downstairs WC.

DOWNSTAIRS WC

4'11" x 2'1"

Complete with vanity wash basin including storage beneath, low level WC, extractor fan, tiled walls, single radiator and tiled flooring.

RECEPTION ROOM ONE

13'8" x 11'8"

(measurements into bay and recess)

Reception room one is bright and front facing with UPVC double glazed walk in bay window with leaded upper pane, double radiator, wood effect flooring and TV point. Double folding doors to reception room two.

RECEPTION ROOM TWO

18'10" x 11'8"

(measurements into bay)

Reception room two is versatile, rear facing and extended with recessed ceiling spotlights, ceiling coving, UPVC double glazed picture window providing views over the churchill playing fields and feature fireplace with recess to chimney breast, wood surround, tiled hearth and multi fuel burner. Single radiator, wood effect flooring and TV point. Door to dining room.



DINING KITCHEN

15'7" x 14'11"

Fabulous, contemporary and extended dining kitchen benefiting from wall, base and drawer units including built in wine rack with contrasting worktops incorporating one and a half bowl sink with mixer tap, drainer and tiled splash backs. Integrated appliances include eye level double oven, microwave, four ring electric hob with stainless steel splash back, chimney hood and fridge freezer. The island incorporates drawers with solid wood worktop providing a five seater breakfast bar. There are recessed ceiling spotlights, cupboard housing combi boiler, two velux windows, UPVC double glazed window, double radiator and wood flooring. Period timber door to utility room and UPVC double glazed door to rear garden.

UTILITY ROOM

7'10" x 7'5"

Practical utility complete with wall and base units with contrasting worktops incorporating single bowl sink with mixer tap and drainer. There is space and plumbing for washing machine, space for additional fridge freezer, double radiator and timber door to garage.

SPLIT LANDING

With picture rail, stairs and door to bedroom four and further stairs to main landing.

LANDING

Main landing with picture rail, access to fully boarded loft with integrated ladders and doors to three bedrooms and bathroom WC.

BEDROOM ONE

13'10" x 11'9"

(measurements into recess)

Bedroom one is modern and front facing with picture rail, UPVC double glazed window, single radiator and TV point.

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BEDROOM TWO

14'10" x 9'8"

(measurements into bay and including wardrobes)

Bedroom two is bright and rear facing with UPVC double glazed walk in bay window providing stunning views over churchill playing fields, fitted wardrobes to one entire wall, single radiator and TV point.

BEDROOM THREE

9'2" x 15'1"

Bedroom three is front facing with two UPVC double glazed windows, two single radiators and TV point.

BATHROOM WC

8'5" x 6'11"

Contemporary and stylish bathroom benefitting from integrated bath with central mixer taps and shower attachment, walk in rainfall shower and additional shower attachment, vanity wash basin with storage beneath and integrated WC. There are recessed ceiling spotlights, fully tiled walls, UPVC double glazed obscured window, single radiator and tiled flooring.

BEDROOM FOUR

16'7" x 7'6"

(measurements into recess)

Bedroom four is rear facing with recessed ceiling spotlights, UPVC double glazed window providing further views over churchill playing fields, TV point and single radiator.

HALF GARAGE

8'6" x 7'4"

Attached half garage used for storage with lighting, power, water tap, space for tumble dryer and double timber garage doors.

FRONT GARDEN

Front garden with pebbled area, mature shrubs, block paved driveway and a hedged boundary to one side.



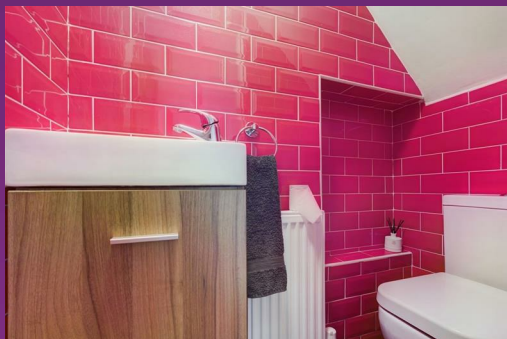
REAR GARDEN

The beautiful rear garden is laid to lawn with planted borders, patio area, mature shrubs, decking, shed, storage area under the property and a fenced boundary with gated access to Churchill playing fields.

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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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1491.92 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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