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FOR  
SALE

5 HILLCREST, MONKSEATON NE25 9AD  
£475,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- LOVELY KITCHEN & DINING ROOM
- GOOD SIZED BATHROOM WC
- SIDE STORAGE AREA/WORKSHOP
- WELL MAINTAINED FRONT GARDEN
- SUBSTANTIAL SOUTH FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
14'6 x 12'10

RECEPTION ROOM TWO  
14 x 11'3

DINING ROOM  
9'10 x 9'8

KITCHEN

13'10 x 8

LANDING

BEDROOM ONE  
16'9 x 9'8

BEDROOM TWO  
11'9 x 11'3

BEDROOM THREE

11'3 x 6'9

BATHROOM WC

8'9 x 6'4

SIDE STORAGE AREA/WORKSHOP

FRONT GARDEN

REAR GARDEN

## 5 HILLCREST, MONKSEATON NE25 9AD

This well presented and characterful, detached house was built in 1907 and is perfectly located in a highly sought after residential area. It displays a variety of modern features with period charm and is ideal for a range of buyers.

With over 1050 square feet of accommodation set over two floors, this property consists of a vestibule and spacious entrance hallway with stairs up to the first floor, under stair storage and doors to the reception rooms and dining room. The front facing reception room is welcoming with a period feature fireplace incorporating an over mantle mirror, and the light and airy, rear facing reception room has a recess with log burner and solid wood beam over and there are French doors out to the rear garden. There is also a dining room with space for a family dining table, door to the side storage area and open to the kitchen. The kitchen benefits from a range of units with solid wood worktops and integrated appliances include an eye level double oven, gas hob, chimney hood, with space for a fridge, freezer and dishwasher. The covered side storage area provides more space for appliances. To the first floor there is a spacious landing with stained glass window and built in storage cupboard. There are three double bedrooms, one with bay window and another with a period cast iron fireplace, and a good sized bathroom benefitting from a bath with shower over, pedestal wash basin and WC. Externally there is a lovely front garden and a substantial south facing rear garden with lawn, patio and planted borders.

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 onto 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 offer.

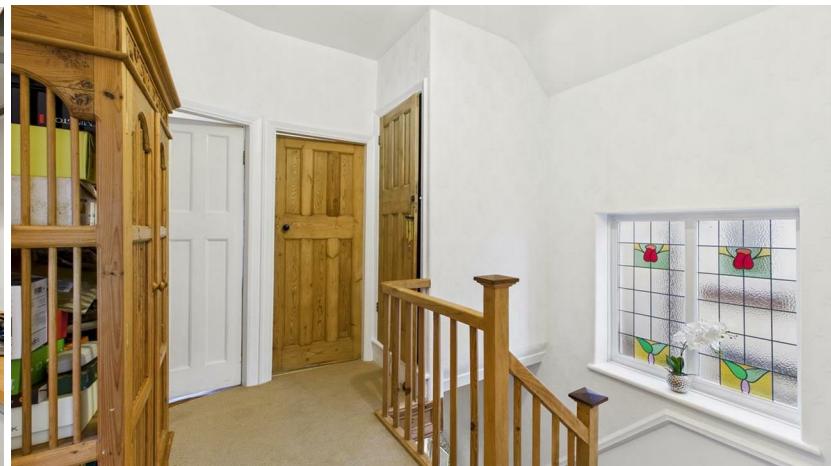
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EMBLEYS  
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#### SMOKE ALARMS

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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EMBLEYS  
ESTATE  
AGENTS

YOU'LL BE SOLD ON EMBLEYS

#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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