

FOR  
SALE

10 HILLCREST, MONKSEATON NE25 9AD  
£375,000



3 BEDROOM HOUSE - SEMI-DETACHED

- BEAUTIFUL THREE BEDROOM SEMI DETACHED HOUSE
- SUBSTANTIAL CORNER PLOT
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN
- FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR + SIDE GARDENS
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM  
12'9 x 11'8

RECEPTION ROOM  
11'9 x 11'1

KITCHEN  
12'2 x 7'1

LANDING

BEDROOM  
11'11 x 11'8

BEDROOM  
11'10 x 11'9

BEDROOM  
7'9 x 7'3

BATHROOM WC  
9'1 x 7'3

FRONT GARDEN

REAR AND SIDE GARDENS

## 10 HILLCREST, MONKSEATON NE25 9AD

This lovely, characterful semi detached house is perfectly located on a corner plot within the highly sought after Monkseaton. It boasts an array of period features, has no upper chain and is ideal for a family.

With over 1,000 square foot of accommodation set over two floors this lovely property comprises of entrance hallway leading to two spacious reception rooms , with beautiful feature fireplaces, and the kitchen. The kitchen benefits from a range of units with solid wood worktops, space for a gas cooker with chimney hood over. Integrated appliances include fridge, freezer and dishwasher. To the first floor there are three bedrooms, two with fitted wardrobes, a bathroom benefitting from a panelled bath, walk in shower, pedestal washbasin and low level WC. Externally there is two outhouses for storage, lovely front garden with driveway parking and West facing rear and side gardens which are laid to lawn with planted borders and gated access to the front.

The fabulous location, generous size and 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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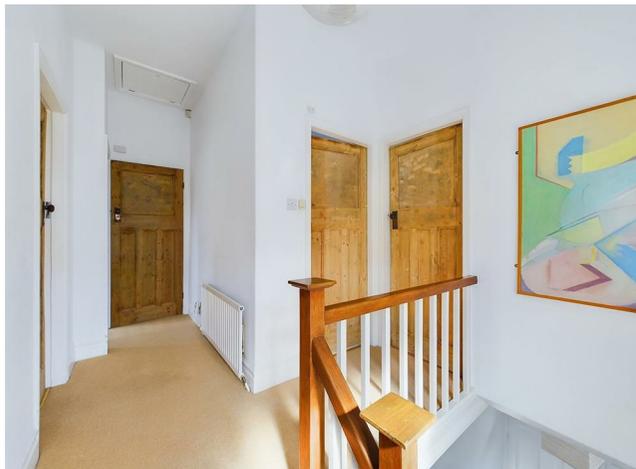
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1089.72 ft<sup>2</sup>

(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.

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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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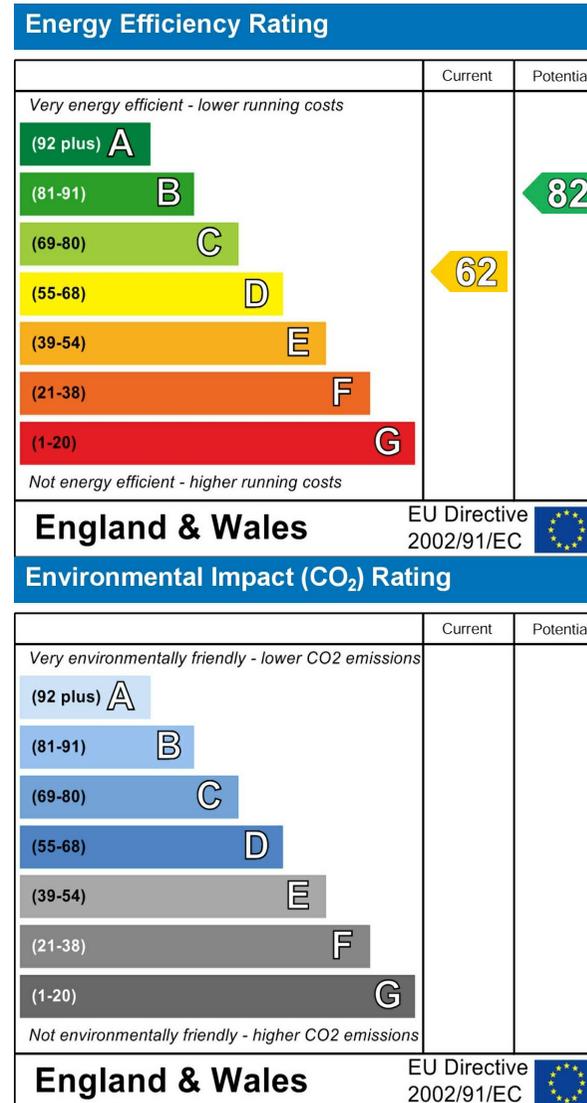
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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