

FOR  
SALE

9 SEATONVILLE CRESCENT, WEST MONKSEATON NE25 8TQ  
OFFERS OVER £425,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- ELEGANT RECEPTION ROOM
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM WC
- STUNNING FAMILY BATHROOM WC
- ATTACHED GARAGE & EV CHARGER
- FRONT GARDEN & DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

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HALLWAY

RECEPTION ROOM  
12'4 x 12'2

KITCHEN DINER/FAMILY ROOM  
18'6 x 14'8

UTILITY ROOM  
14'8 x 6'10

SHOWER ROOM WC  
7'8 x 4'1

LANDING

BEDROOM  
14'10 x 9'2

BEDROOM  
12'3 x 11'3

BEDROOM  
7'10 x 7'2

BATHROOM WC  
8'6 x 7'0

GARAGE  
8'11 x 7'8

FRONT GARDEN

REAR GARDEN

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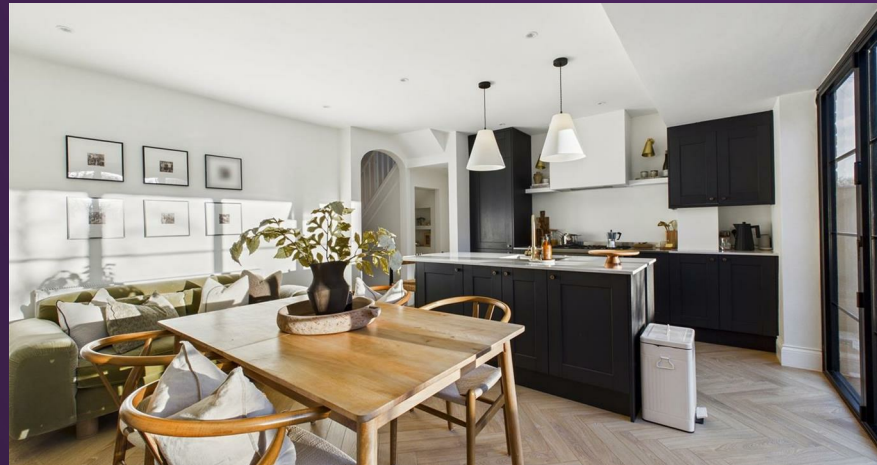
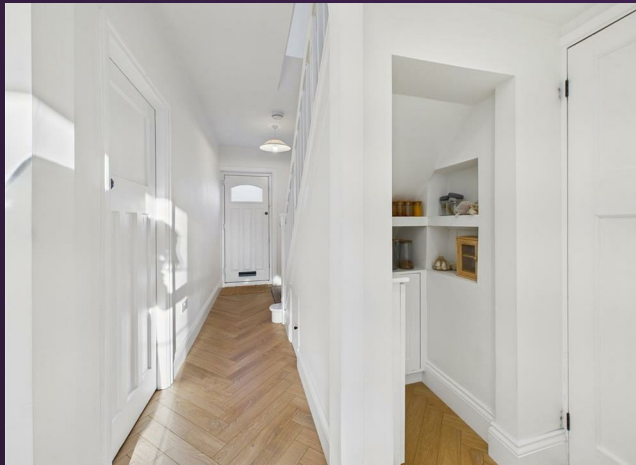
Embleys are delighted to be instructed in the sale of this stunning, immaculately presented, semi detached house, perfectly located in a highly sought after residential location. It boasts a wealth of contemporary features, with period charm and is ideal for a family. With over 1090 square feet of accommodation set over two floors, this property consists of a welcoming entrance hallway with stairs up to the first floor, door to the reception room and arch to the dining kitchen. The elegant reception room is spacious and front facing with a bay window with plantation style shutters and a feature fireplace. The fabulous dining kitchen benefits from an impressive range of wall, base and drawer units, a large Island and Silestone worktops. Integrated appliances include fridge, freezer and extractor hood with space for range cooker. The Island has a two seater breakfast bar and further base units. There are Bi folding doors to the rear garden which provide an abundance of natural light and an under stairs pantry. There is also a good sized utility room with units, Silestone worktops, sink and space for a washing machine. The beautiful downstairs shower room comprises walk in rainfall shower, countertop washbasin and WC. To the first floor there are three stylish bedrooms, one with bay window and bespoke fitted wardrobes. The stylish bathroom is complete with freestanding slipper bath, walk in rainfall shower, countertop washbasin, WC and underfloor heating. Externally there is a partial garage for storage, front garden with driveway parking for up to two cars and EV charger and a south facing rear garden.

The fabulous location, superb layout and amazing condition 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 onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping.

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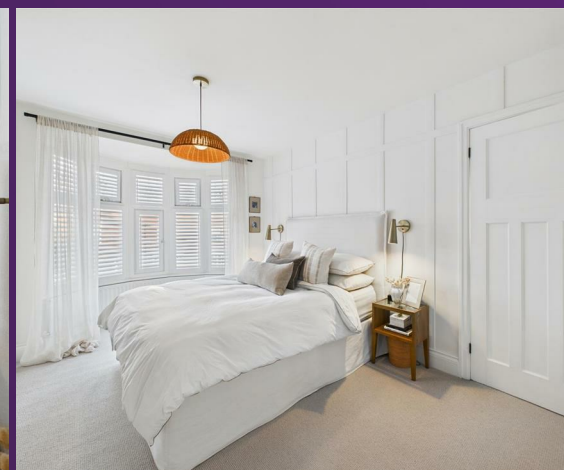
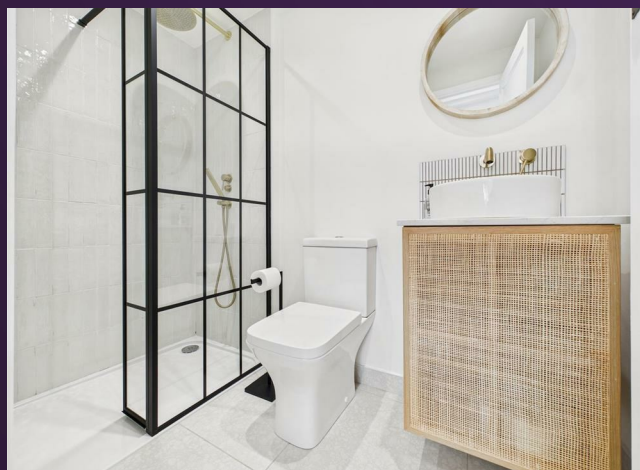
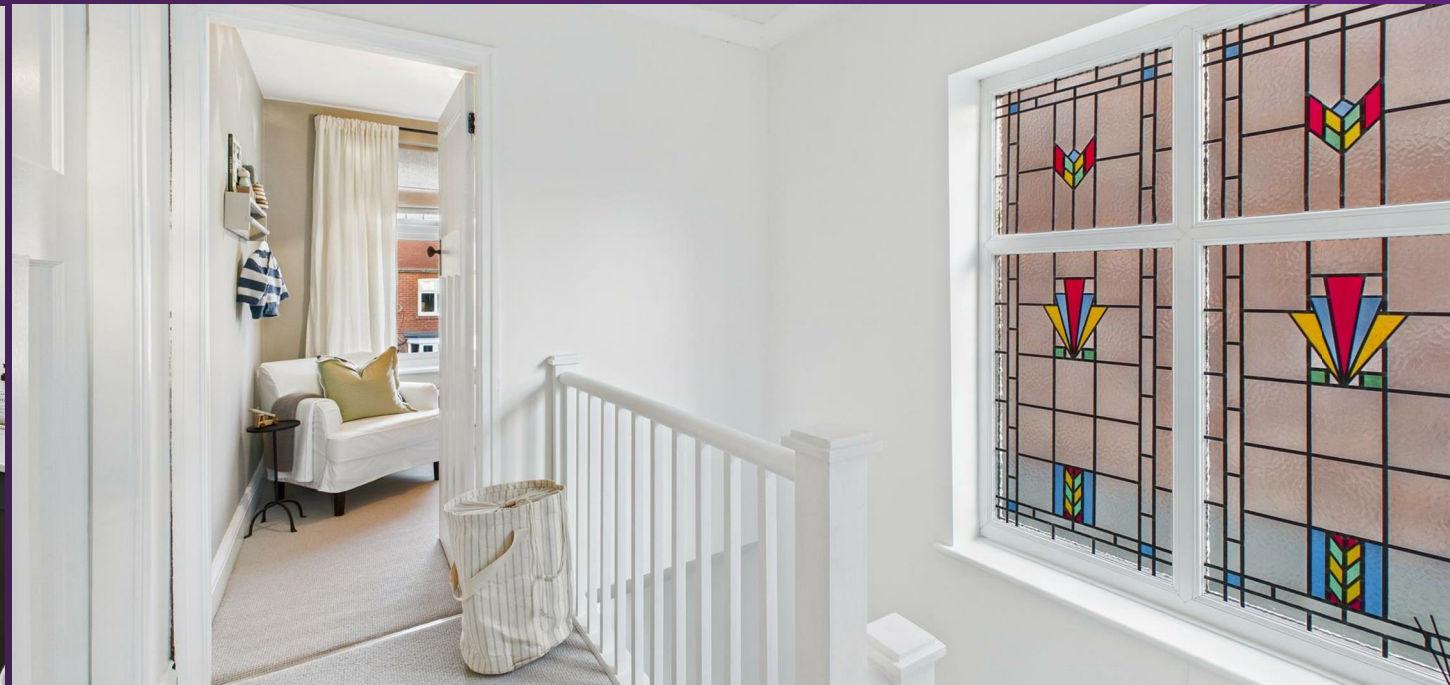
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#### SMOKE ALARMS

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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#### 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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#### Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           | <b>82</b> |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   | <b>62</b> |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <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 CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>                                         |         |           |
| (81-91) <b>B</b>                                           |         |           |
| (69-80) <b>C</b>                                           |         |           |
| (55-68) <b>D</b>                                           |         |           |
| (39-54) <b>E</b>                                           |         |           |
| (21-38) <b>F</b>                                           |         |           |
| (1-20) <b>G</b>                                            |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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