

FOR
SALE

7 HILLFIELD, MONKSEATON NE25 9AJ
£350,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- FABULOUS DINING KITCHEN
- CONTEMPORARY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
12'3 x 12'1

KITCHEN DINER
15'3 x 11'11 & 10'3 x 6'5

LANDING

BEDROOM ONE
12'3 x 9'2 (not inc wardrobes)

BEDROOM TWO
12'1 x 11

BEDROOM THREE
8'1 x 7'1

BATHROOM WC
7'6 x 7'1

FRONT GARDEN

REAR GARDEN

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This stunning and immaculately presented, semi detached house is perfectly located in a much sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

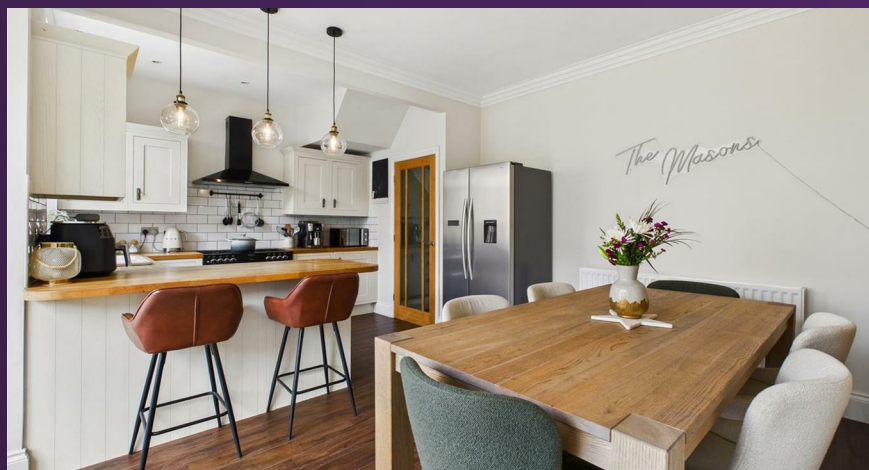
With over 875 square feet of accommodation set over two floors, this beautiful property consists of a welcoming entrance hallway with stairs up to the first floor, an understairs storage cupboard and doors to the reception room and dining kitchen. The light and elegant, front facing reception room has a bay window and feature fireplace with cast iron insert and open fire. The open plan and contemporary dining kitchen easily accommodates a six seater dining table as well as a breakfast bar. There are a good range of units with contrasting worktops, a range oven, chimney hood, integrated dishwasher and washing machine, and French doors to the rear garden. To the first floor there are three stylish bedrooms, one with fitted wardrobes to one entire wall, and a beautiful family bathroom benefitting from a panelled bath with rainfall shower over, vanity wash basin, low level WC and underfloor heating. Externally there is a front garden with driveway parking for up to two cars and an electric charging point and a beautiful, west facing rear garden with patio, lawn, well stocked planted beds and two storage outhouses.

The amazing condition, superb layout 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 village has exceptional public transport, 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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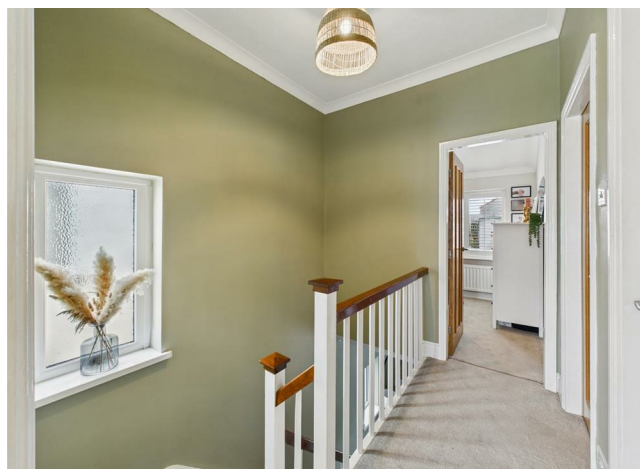
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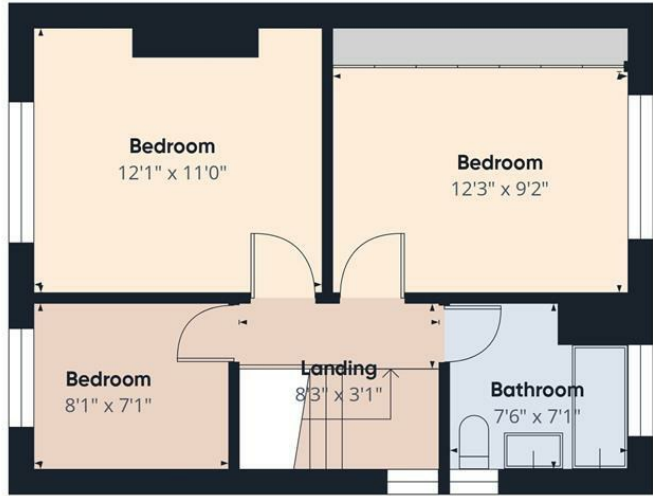
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Floor 0



Floor 1

Approximate total area⁽¹⁾
879 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

VIEW PROPERTY



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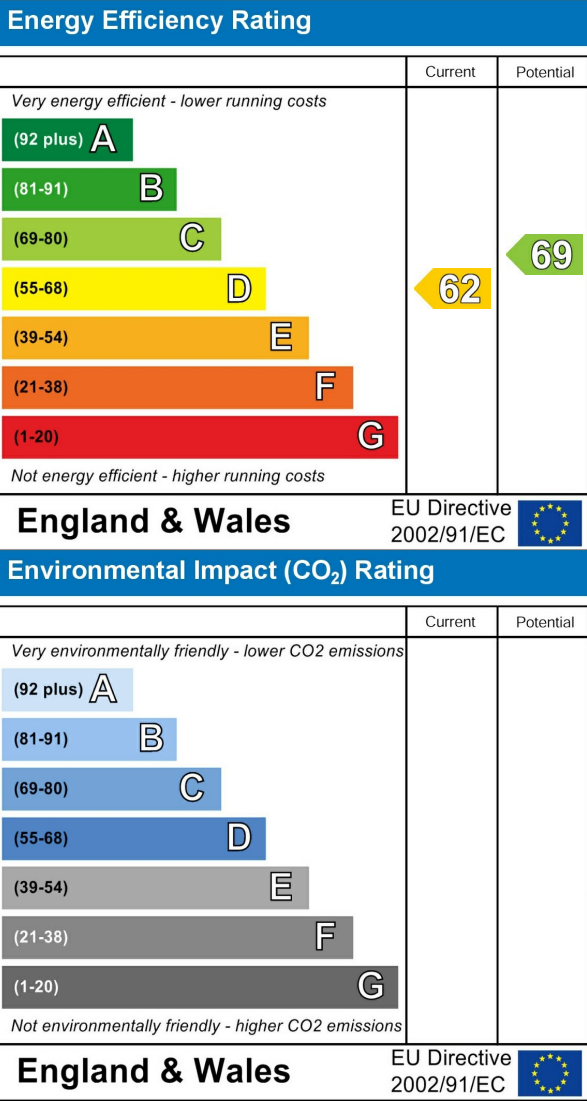
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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