

FOR
SALE

15 THE GARDENS, MONKSEATON NE25 8BG
£567,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- FABULOUS KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM WC
- HALF GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14'6 x 12'4

KITCHEN DINER & FAMILY ROOM
14'7 x 13'5 & 23'5 x 7'10

UTILITY ROOM
6'10 x 6'3

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'5 x 12'6

BEDROOM TWO
13'5 x 13'3

BEDROOM THREE
8'10 x 8

BEDROOM FOUR
8'5 x 8'1

BATHROOM
8'8 x 5'1

HALF GARAGE
6'9 x 6'5

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful and characterful, semi detached house perfectly located in a highly sought after residential location within the heart of Monkseaton village. It boasts a wealth of period features and is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this superb property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the reception room, kitchen diner, utility room and downstairs WC. The elegant reception room has a period feature fireplace with overmantle, tiled insert and open fire. The stunning kitchen diner and family room easily accommodates a family dining table, Island, as well as a lounge area, with feature period fireplace incorporating overmantle, tiled insert and open fire. The kitchen benefits from a good range of units with a combination of wood and granite worktops, space for range oven and integrated fridge freezer. The Island includes a breakfast bar, sink, integrated bin storage, base units and dishwasher. The utility room includes further base units with contrasting worktops, sink and spaces for a washing machine and tumble dryer. To the first floor there are four stylish bedrooms, the principal with feature fireplace and another with fitted wardrobes. The beautiful family bathroom benefits from a roll top bath with rainfall shower over, countertop wash basin with cabinet beneath and low level WC. Externally there is an attached half garage for storage, a front garden with driveway parking and a West facing rear garden with lawn and mature shrubs.

The superb layout, fabulous location and perfect family feel of the 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.

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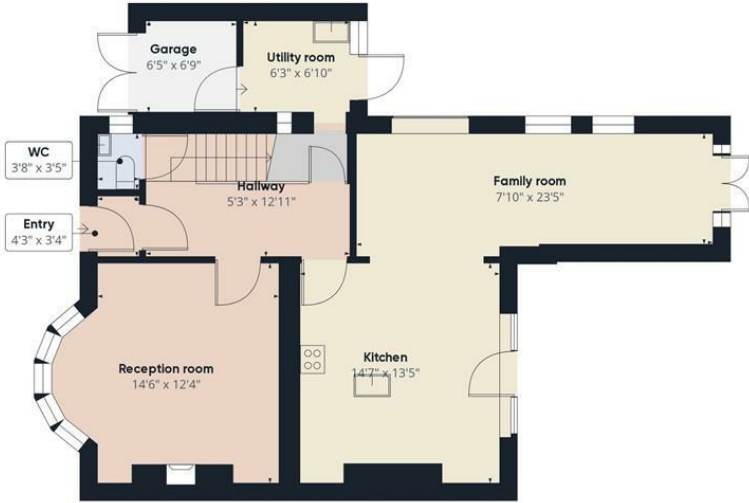
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1489.2 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.

Calculations are based on RICS IPMS 3C standard.

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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](#)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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