

FOR
SALE

2 BEVERLEY ROAD, MONKSEATON NE25 8JH
£795,000



3 BEDROOM HOUSE - SEMI-DETACHED

- IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- SITUATED ON A SUBSTANTIAL PLOT
- TWO SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER AND FAMILY ROOM
- UTILITY ROOM AND DOWNSTAIRS WC
- PRINCIPAL SUITE WITH DRESSING ROOM AND ENSUITE
- BEAUTIFUL FAMILY BATHROOM WC
- DOUBLE GARAGE AND FRONT GARDEN WITH DRIVEWAY PARKING & ELECTRIC GATES
- STUNNING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
15'3 x 12

RECEPTION ROOM TWO
14 x 11'11

KITCHEN DINER & FAMILY ROOM
22'6 x 21'3

UTILITY ROOM
7'9 x 5'7

STUDY
13'11 x 7'10

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'10 x 11'11

ENSUITE
7'8 x 4'4

DRESSING ROOM
8'6 x 6'3

BEDROOM TWO
13'11 x 11'11 (not into bay)

BEDROOM THREE
14'1 x 11'11

BATHROOM WC
11'3 x 5'10

DOUBLE GARAGE
22'3 x 18'5

FRONT GARDEN

REAR GARDEN

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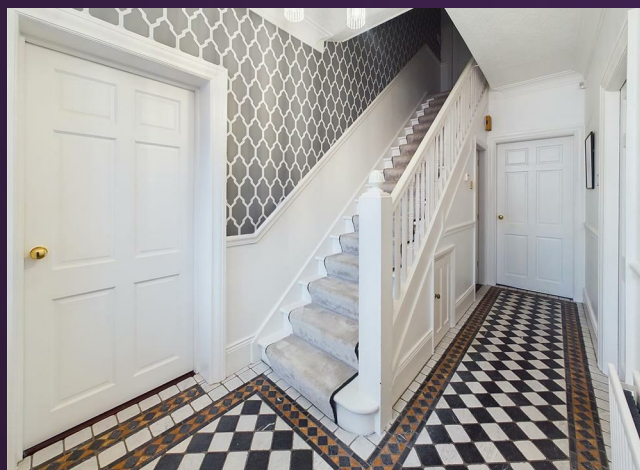
Embleys are delighted to be instructed in the sale of this stunning and immaculately presented, semi detached house built in the 1920's on an impressive corner plot within a highly sought after residential location. It boasts a wealth of contemporary and bespoke features with period charm and is ideal for a range of buyers.

With over 2000 square foot of accommodation set over two floors, this beautiful property consists of a vestibule and entrance hallway with period tiled flooring. There are two elegant reception rooms with period feature fireplaces and a fantastic kitchen diner and family room which easily accommodates an eight seater dining table as well as a lounge area and Island. The kitchen benefits from a range of bespoke units with granite worktops and integrated Neff /Miele appliances including eye level oven, warming drawer, combination fan oven, fridge, dishwasher and wine cooler. The Island incorporates a sink, induction hob and base units. There is also a utility room with units and an oven, a study and downstairs WC with pedestal wash basin and WC. To the first floor there is an impressive principal suite which includes a light and stylish bedroom with dual aspect, a walk in dressing room with fitted wardrobes and a contemporary ensuite benefitting from a walk in rainfall shower, countertop wash basin, integrated WC and underfloor heating. There are two further good sized bedrooms and a beautiful family bathroom with integrated bath, walk in shower, pedestal wash basin, low level WC and porcelanosa tiling. Externally the property benefits from an attached double garage with boarded loft, plumbing and electrics, a front garden with driveway parking for multiple cars and electric gates, and a beautiful sunny rear garden with stone paved patio areas, lawn, raised beds and summerhouse.

The generous size, superb layout, exceptional features and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit

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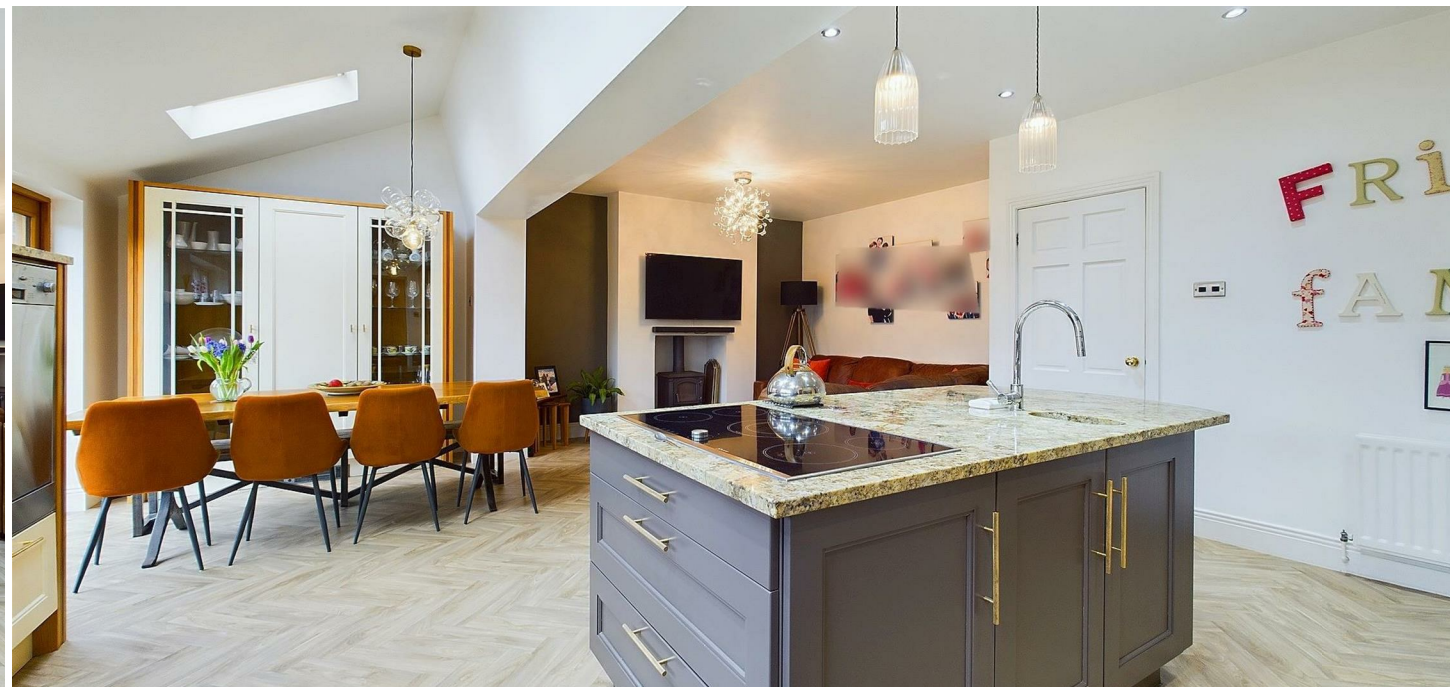
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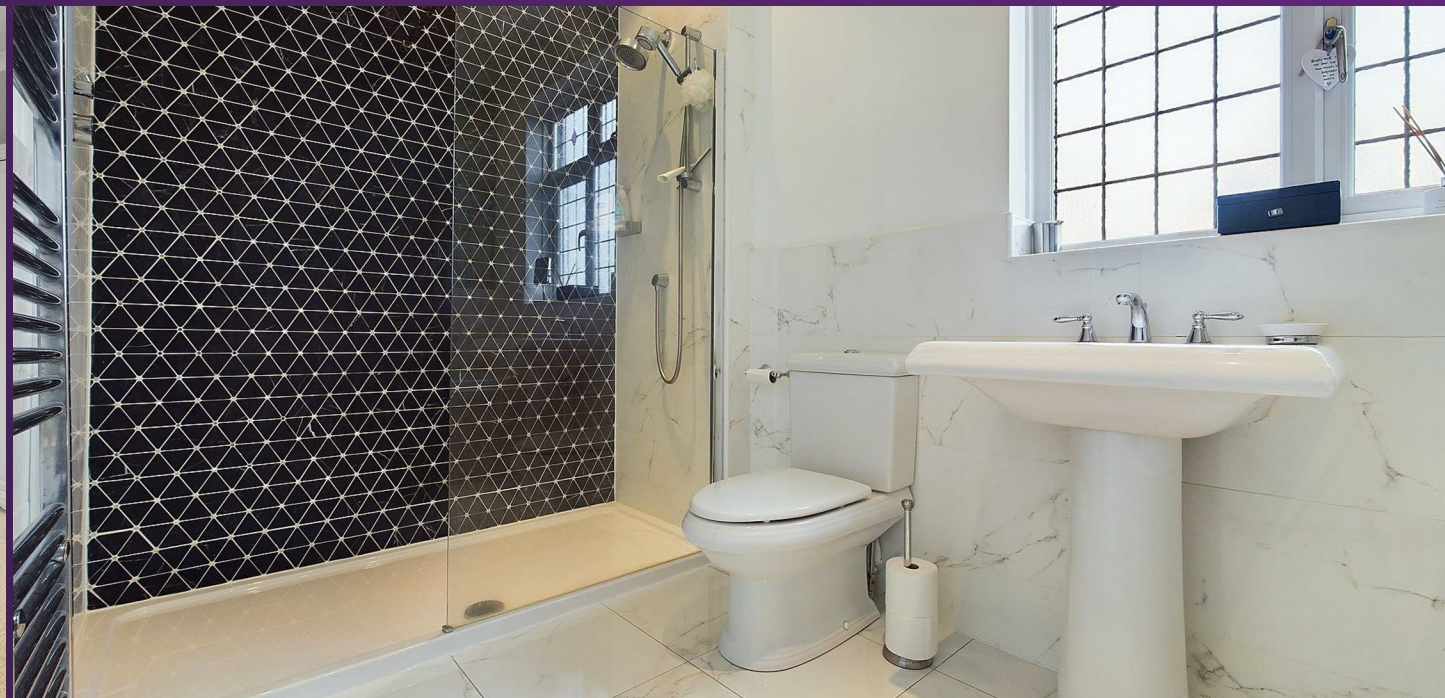
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Floor 0



Floor 1

Approximate total area^m

2240.88 ft²

Reduced headroom

2.63 ft²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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) A		
(81-91) B		
(69-80) C	72	80
(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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		

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