

FOR
SALE

44 BRIAR VALE, WEST MONKSEATON NE25 9AZ
£599,950



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED PROPERTY
- MODERN PROPERTY SET IN A CUL DE SAC
- TWO STYLISH RECEPTION ROOMS
- KITCHEN DINER
- UTILITY ROOM AND DOWNSTAIRS WC
- PRINCIPAL SUITE WITH DRESSING AREA AND ENSUITE
- INTEGRAL GARAGE AND FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH WEST FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM
21'3 x 11'10

RECEPTION ROOM
13'9 x 12'0

KITCHEN DINER
14'11 x 13'4

UTILITY ROOM
6'5 x 5'9

DOWNSTAIRS WC

BEDROOM
15'4 x 11'10

ENSUITE
8'1 x 5'8

BEDROOM
11'9 x 10'5

ENSUITE
6'4 x 5'0

BEDROOM
10'5 x 10'4

BEDROOM
10'4 x 10'3

BEDROOM
9'4 x 8'1

BATHROOM WC
7'4 x 6'2

GARAGE

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this modern detached house, perfectly located in a much sought after residential area. It boasts a wealth of modern features and is ideal for a family.

With over 1900 square foot of accommodation set over two floors, this generous property has a superb layout and consists of a vestibule and spacious entrance hallway, leading to two stylish reception rooms. The kitchen diner has space for a dining table as well as a good range of units with contrasting worktops, double oven, hob and integrated appliances including fridge freezer and dishwasher. The utility room has further base units and an integrated washing machine. The downstairs WC has pedestal wash basin and low level WC. To the first floor there is an impressive principal suite which includes a light and spacious bedroom with fitted wardrobes, a walk in dressing area leading to an ensuite benefitting from a walk in shower, double vanity washbasins and low level WC. The second bedroom also has an ensuite consisting of a walk in shower, pedestal washbasin and low level WC. There are three further bedrooms and a modern family bathroom with panelled bath, vanity washbasin and low level WC. Externally the property benefits from an integral garage, front garden with driveway parking and a south west facing rear garden.

The amazing condition and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit. West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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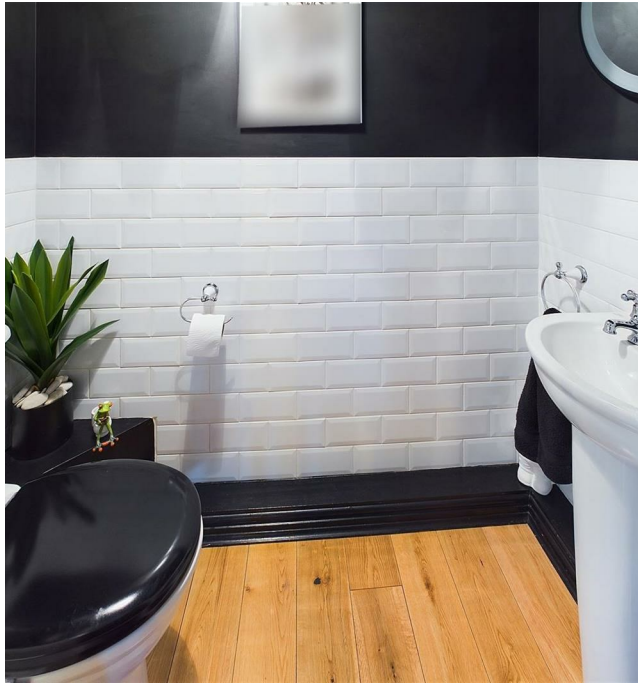
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Floor 0



Floor 1

Approximate total area
1945.2 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.

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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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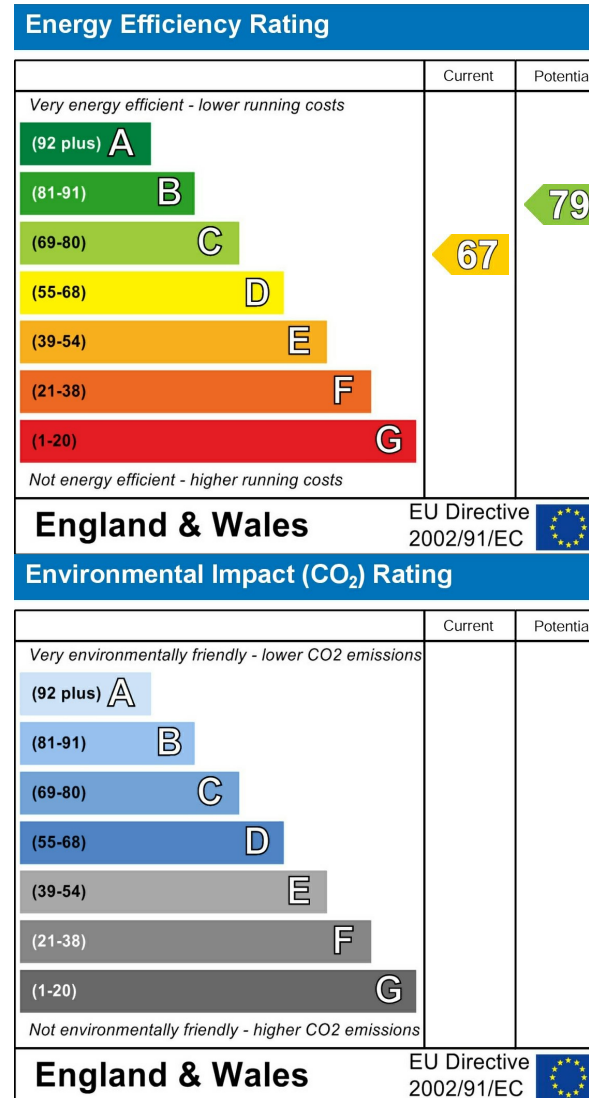
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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