

FOR
SALE

17 ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ
£795,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM (PREVIOUSLY FIVE) SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- THREE RECEPTION ROOMS PLUS SNUG
- KITCHEN & UTILITY AREA
- BATHROOM, SEPARATE WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL WEST FACING REAR GARDEN
- EPC RATING C

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PORCH

ENTRANCE HALLWAY

RECEPTION ROOM ONE
14'9 x 14'6

RECEPTION ROOM TWO
17'8 x 14'8 & 17 x 11'8

RECEPTION ROOM THREE
13'7 x 9'8

KITCHEN
13'7 x 10'7

SNUG

11'9 x 9'11

DOWNSTAIRS WC

BEDROOM ONE
14'7 x 12'5

ENSUITE
13'5 x 9'9

BEDROOM TWO
17'3 x 10

BEDROOM THREE
13'11 x 9'11

BEDROOM FOUR
10'7 x 6'9

BATHROOM
8'4 x 6'4

SEPARATE WC

GARAGE
19'7 x 8'3

UTILITY AREA

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Embleys are proud to be instructed in the sale of this superb semi detached house, built in 1914 and perfectly located in a much sought after residential area. It boasts a wealth of period features and is ideal for a family looking for a grand and characterful family home.

With over 2400 square foot of accommodation set over two floors, this rare to the market property consists of a porch and grand entrance hallway with stairs up to the first floor and doors to the reception rooms, kitchen and downstairs WC. There are two reception rooms overlooking the front of the property, one with a stunning period fireplace and bay window and another substantial, extended reception room with floor to ceiling windows overlooking the rear garden and providing an abundance of natural light. The kitchen benefits from a range of units with contrasting worktops and breakfast bar, eye level double oven, electric hob with gas burners, chimney hood, fridge freezer and space for a dishwasher. There is also a snug with door to the rear lobby leading to the rear garden and garage, and a downstairs WC. To the first floor landing there is a stunning period stained glass window and a larger style built in cupboard with loft access. There are three spacious bedrooms, two with fitted wardrobes, a very generously sized ensuite bathroom with walk in shower, vanity wash basin with fitted units and drawers and integrated WC. There is also a fourth bedroom, a bathroom with panelled bath, walk in shower and pedestal wash basin, and a separate low level WC. Externally there is an attached garage with a separate utility area, a well maintained front garden with lawn and driveway parking and a stunning West facing rear garden with mature planted beds and borders boasting an impressive range of plants.

The generous size, superb layout and fabulous location of this property makes for a unique opportunity which can only truly be appreciated by a visit.

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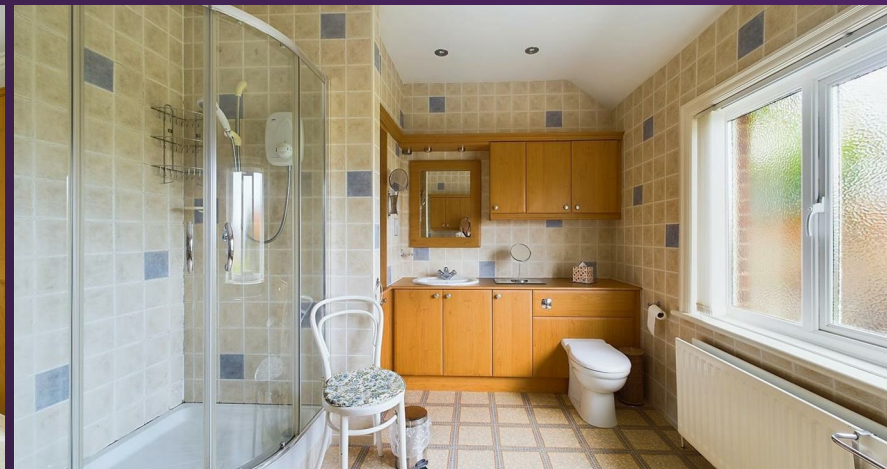
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Floor 0

Approximate total area^m
2480.9 ft²



Floor 1

(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.

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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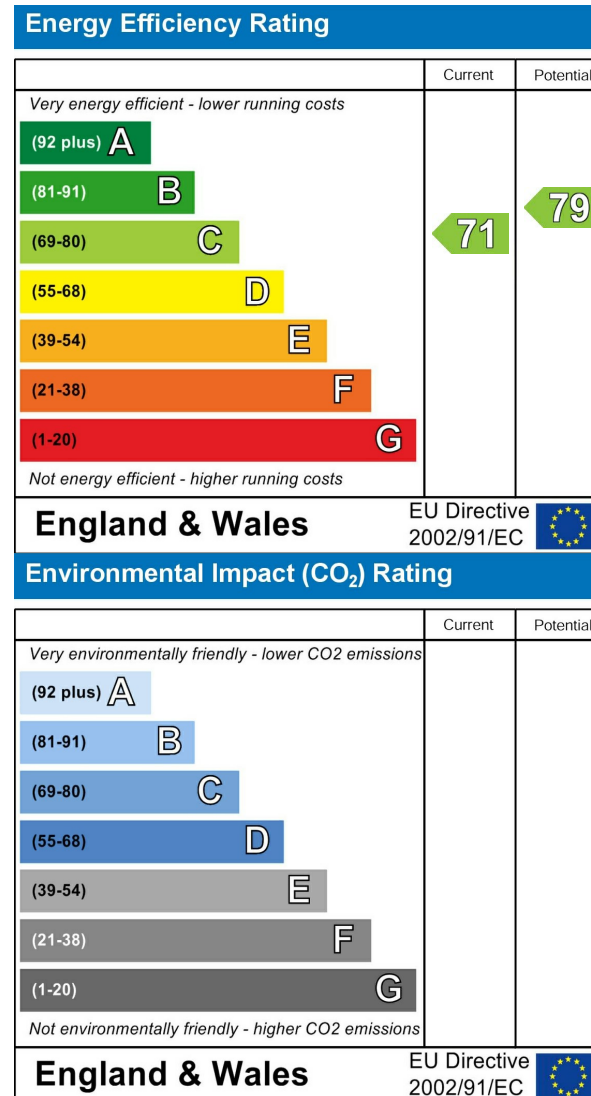
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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