

FOR
SALE

1 FRONT STREET, MONKSEATON NE25 8AL
£650,000



7 BEDROOM HOUSE - SEMI-DETACHED

- IMPRESSIVE SEVEN BEDROOM SEMI DETACHED HOUSE
- SELF CONTAINED ANNEX WITH LOUNGE, BEDROOM & SHOWER ROOM
- TWO SPACIOUS RECEPTION ROOMS
- DINING KITCHEN & UTILITY ROOM
- BATHROOM WC & SEPARATE WC
- ATTACHED GARAGE
- FRONT & SIDE GARDENS
- REAR COURTYARD
- EPC RATING D

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RECEPTION ROOM ONE
15'0 x 14'8

RECEPTION ROOM TWO
14'9 x 13,8

DINING KITCHEN
19'4 x 12'10

UTILITY ROOM
11'8 x 8'2

ANNEX- LOUNGE
14'9 x 13'9

ANNEX- BEDROOM
13'9 x 9'0

ANNEX- SHOWER ROOM
13'9 x 5'2

BEDROOM ONE
14'8 x 12'4

BEDROOM TWO
13'8 x 13'8

BEDROOM THREE
11'4 x 11'4

BEDROOM FOUR
11'2 x 9'10

BEDROOM FIVE
10'11 x 6'9

BATHROOM WC
8'5 x 7'2

SEPARATE WC

BEDROOM SIX
16'6 x 9'0

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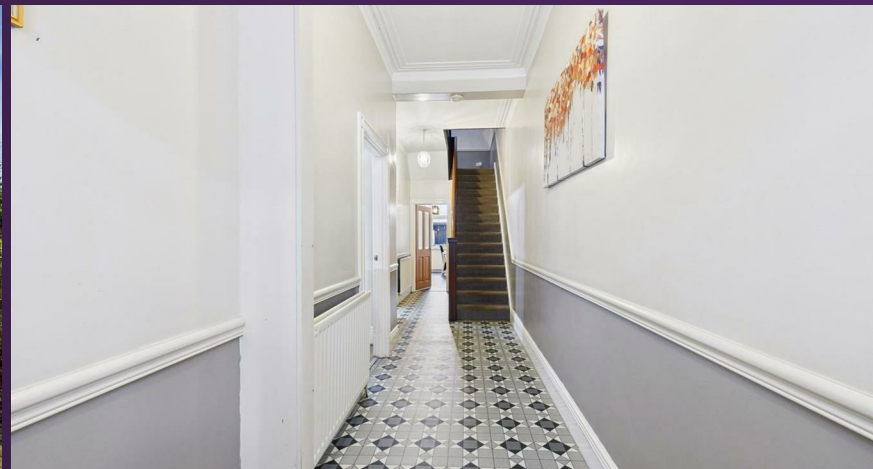
Embleys are delighted to be instructed in the sale of this impressive and well presented, semi detached house which is located in a sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

With over 3127 square feet of accommodation set over three floors, this characterful property consists of a vestibule and grand entrance hallway with stairs up to the first floor and doors to the reception rooms and dining kitchen. Both reception rooms are spacious with period features and recess to chimney breast with multi fuel burners. The second reception room also is extended to include a sun lounge with doors to the side garden. The dining kitchen easily accommodates a six seater dining table and benefits from a range of units with contrasting worktops, eye level double oven, gas hob, chimney hood and dishwasher. The Island includes units and breakfast bar. There is a rear lobby with door to the rear courtyard and door leading to a utility room with further units and spaces for fridge freezer, washing machine and tumble dryer, and a door to the annex. The self contained annex has separate access from the front garden with a hallway, lounge and bedroom currently used for beauty therapy and a modern shower room benefitting from walk in shower, vanity wash basin and WC. To the first floor there are four spacious bedrooms, a single bedroom, the family bathroom benefitting from a bath with rainfall shower over, vanity wash basin with cabinets beneath and WC. There is also a separate WC with wash basin. To the top floor there are two further bedrooms with built in storage. Externally there is a garage, substantial front and side gardens with lawns, patio and mature shrubs and a rear courtyard with outhouses.

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

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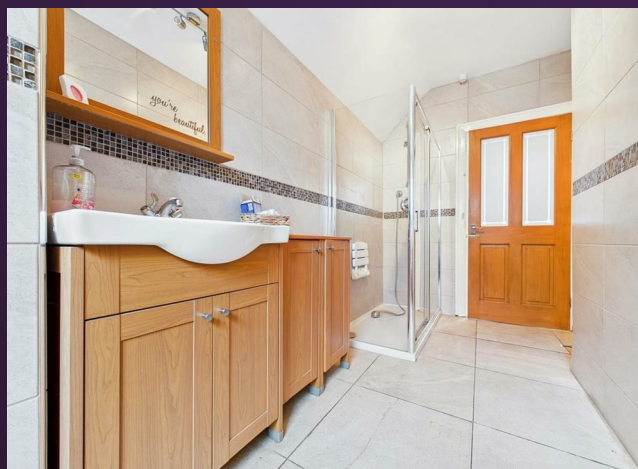
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SMOKE ALARMS

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	55	66

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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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