

FOR  
SALE

11 ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ  
£699,950



#### 6 BEDROOM HOUSE - SEMI-DETACHED

- SIX BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM & ADDITIONAL WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE & ENTRANCE HALLWAY

RECEPTION ROOM ONE  
13'8 x 13'6

RECEPTION ROOM TWO  
14'8 x 13'8

KITCHEN DINER & FAMILY ROOM  
14'9 x 10'6 & 19'8 x 9'2

UTILITY ROOM  
8'1 x 4'9

DOWNSTAIRS WC

BEDROOM ONE  
13'11 x 12'3

BEDROOM TWO  
15 x 11'5

BEDROOM THREE  
12'7 x 10'9

BEDROOM FOUR  
10'9 x 9'5

BEDROOM FIVE  
10'9 x 7'1

BATHROOM WC  
10'2 x 7'11

SEPARATE WC

BEDROOM SIX  
14'4 x 10'8

GARAGE  
13'11 x 11

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this well extended and converted, semi detached house which is perfectly located in a highly sought after residential area. It boasts a wealth of period features and is ideal for a family.

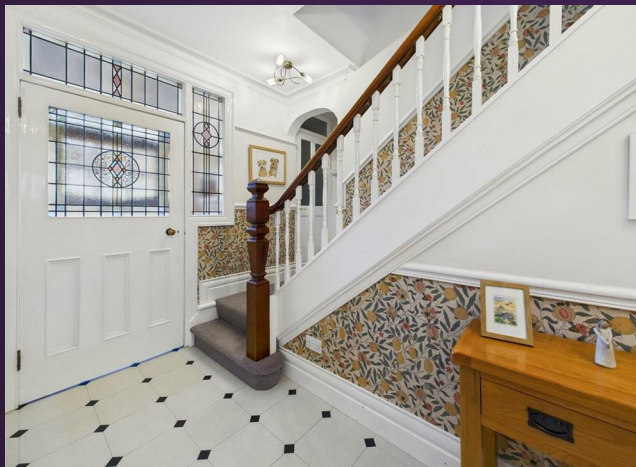
With over 2100 square feet of accommodation set over three floors, this delightful property consists of a vestibule and grand entrance hallway with stairs up to the first floor, larger style cloak cupboard and doors to the reception rooms, kitchen diner and downstairs WC. Both spacious reception rooms have stunning period fireplaces with over mantles and the rear reception has double glazed doors leading to the rear garden. The lovely, open plan kitchen diner and family room easily accommodates a dining table as well as a lounge area and benefits from a good range of units with contrasting worktops and integrated appliances including eye level double oven, induction hob, chimney hood and fridge freezer. There is an island including storage and the hob. The utility room has further units and space for appliances. To the first floor there are five spacious bedrooms, two with beautifully period fireplaces and fitted wardrobes, an additional WC and a family bathroom with bath, walk in shower, pedestal wash basin and WC. There is a generously sized further bedroom to the top floor complete with walk in shower and vanity wash basin. Externally there is an attached garage, a front garden with driveway parking for up to two cars and a stunning, west facing rear garden with lawn, covered patio and mature shrubs.

The generous size, perfect family feel and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport and diverse shopping.

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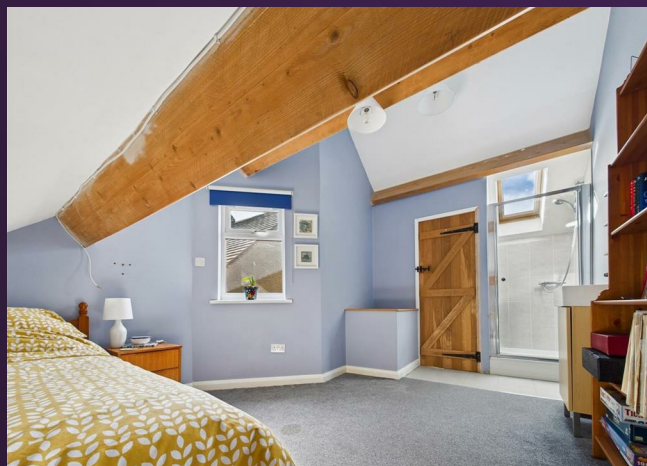
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SMOKE ALARMS

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.

VIEW PROPERTY



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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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