

FOR
SALE

35 BRIAR VALE, WEST MONKSEATON NE25 9AZ
£615,000



5 BEDROOM HOUSE - DETACHED

- FIVE BEDROOM DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- MODERN KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM & TWO ENSUITES
- INTEGRAL DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL WEST FACING GARDEN
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
20'4 x 11'10

RECEPTION ROOM TWO
13'7 x 11'10

KITCHEN DINER
14'11 x 13'6

UTILITY ROOM
6'7 x 5'10

DOWNSTAIRS WC

LANDING

BEDROOM ONE
15'2 x 11'9

ENSUITE
8'1 x 5'11

BEDROOM TWO
12 x 10'7

ENSUITE
6'4 x 5'3

BEDROOM THREE
10'7 x 10'6

BEDROOM FOUR
10'7 x 10'5

BEDROOM FIVE
9'5 x 8'1

BATHROOM WC
7'5 x 6'3

GARAGE
18'7 x 14'11

35 BRIAR VALE, WEST MONKSEATON NE25 9AZ

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

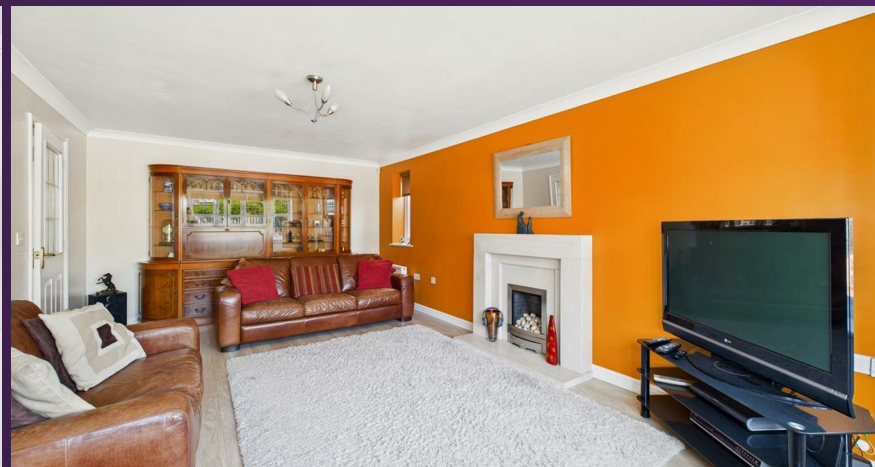
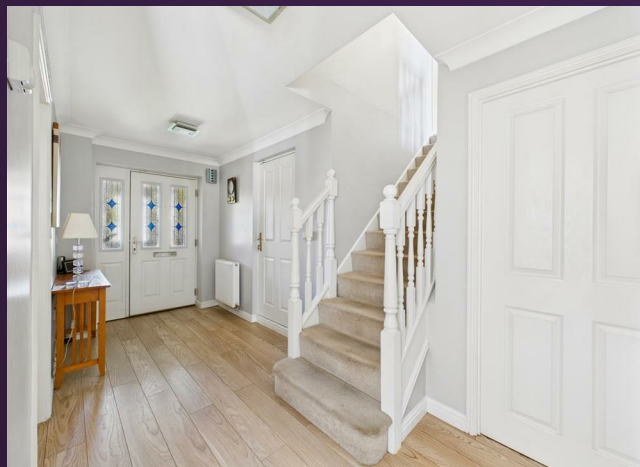
With over 1900 square feet of accommodation set over two floors, this delightful property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor and doors to the reception rooms, kitchen diner and downstairs WC. The first reception room has a feature fireplace and the other has patio doors leading out to the rear garden. The fabulous kitchen diner easily accommodates a family dining table and benefits from a good range of gloss units with Quartz worktops and integrated appliances including two single ovens, induction hob, chimney hood, fridge, freezer and dishwasher. The utility room has further units and space for a washing machine. To the first floor there are five bedrooms. The principal bedroom has a dressing area and good sized ensuite with walk in rainfall shower, twin vanity wash basins and a low level WC. There is another generously sized ensuite for the second bedroom with walk in shower, pedestal wash basin and low level WC. There is also a family bathroom with bath, pedestal wash basin and low level WC. Externally there is an integral double garage with built in storage, a well maintained front garden with lawn and driveway parking and a substantial, at well over 100 foot long, west facing rear garden with lawns, mature shrubs and beds, decking and a spacious stone built patio providing ample space for seating and entertaining.

The generous size, superb layout and perfect family feel 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.

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

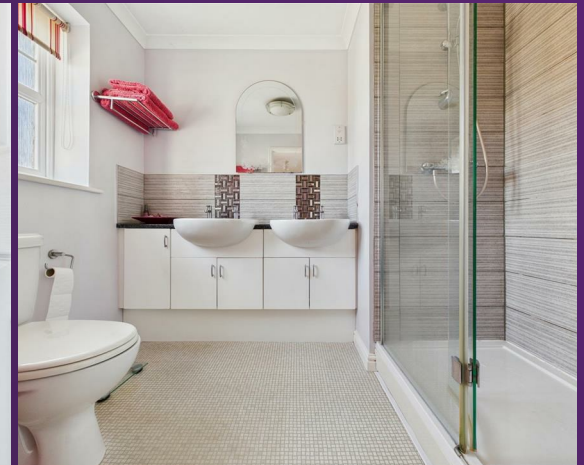
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

EMBLEYS
ESTATE
AGENTS



Floor 0



Floor 1

Approximate total area⁽¹⁾
1946 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

35 BRIAR VALE
WEST MONKSEATON
NE25 9AZ

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



EMBLEYS
ESTATE
AGENTS

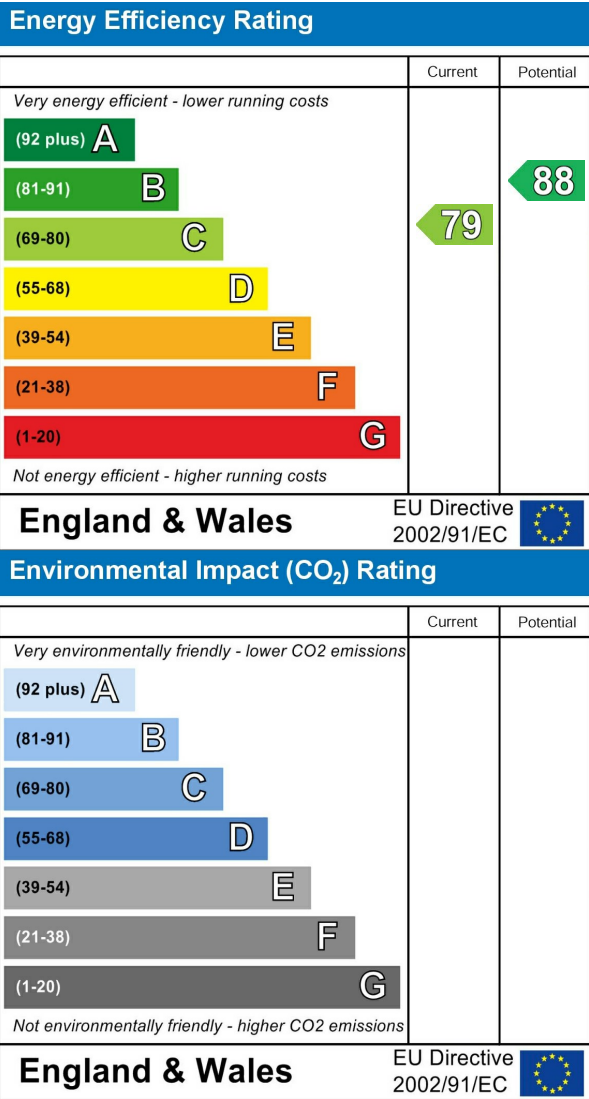
YOU'LL BE SOLD ON EMBLEYS

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.

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK