

FOR  
SALE

15 BEECHWOOD AVENUE, MONKSEATON NE25 8EP  
£475,000



#### 4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED PROPERTY
- WELL EXTENDED AND FULL OF CHARACTER
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- WELCOMING RECEPTION ROOM
- OPEN PLAN LOUNGE, KITCHEN DINER
- UTILITY ROOM AND FURTHER FAMILY ROOM
- BATHROOM WC, SHOWER ROOM WC & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- STUNNING SOUTH FACING REAR GARDEN
- EPC RATING PENDING

[VIEW PROPERTY](#)

VESTIBULE

HALLWAY

RECEPTION ROOM  
11'8 x 11'9

KITCHEN DINER/LOUNGE  
26'0 x 12'7

FAMILY ROOM  
16'3 x 13'9

UTILITY ROOM  
15'11 x 6'3

DOWNSTAIRS WC

LANDING

BEDROOM  
14'8 x 9'2

BEDROOM  
12'3 x 11'4

BEDROOM  
10'4 x 6'4

BEDROOM  
10'1 x 7'2

BATHROOM WC  
9'1 x 7'2

SHOWER ROOM WC  
9'6 x 6'3

FRONT GARDEN

REAR GARDEN

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

With over 1490 square feet of accommodation, this stunning four bedroom property is set over two floors and consists of a vestibule and entrance hallway with stairs to the first floor and doors to the open plan kitchen diner, lounge and downstairs WC. This gorgeous room has a good range of units, with contrasting worktops and space for a range oven, room for a six seater dining table and good size lounge area. This whole room is flooded with natural light from the substantial skylights, windows and double doors leading to the rear garden. Completing the ground floor there is a utility area with further units and a relaxing reception room with log burner. From the split landing there are four good sized bedrooms, two with fitted wardrobes, a beautiful family bathroom with panelled bath, walk in rainfall shower, countertop washbasin and WC. There is also a contemporary shower room with walk in rainfall shower, counter top washbasin and integrated WC.

Externally there is a front garden with driveway parking, and a stunning south facing rear garden.

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

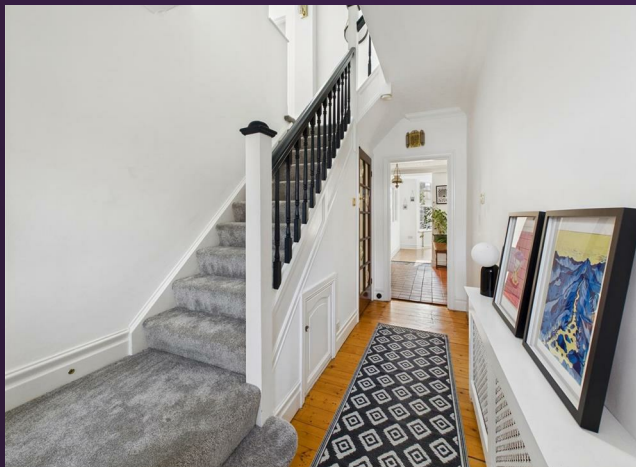
Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.



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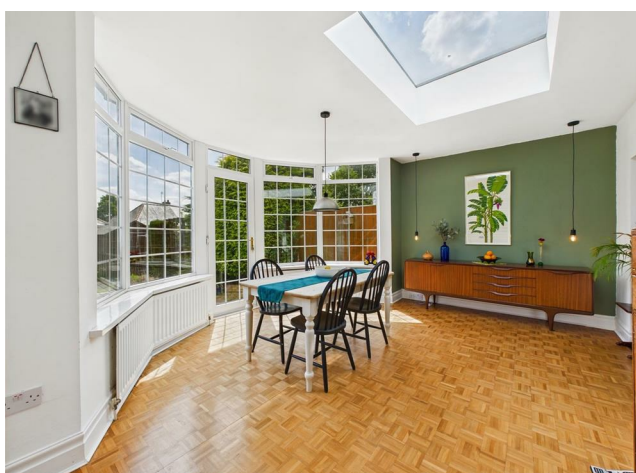


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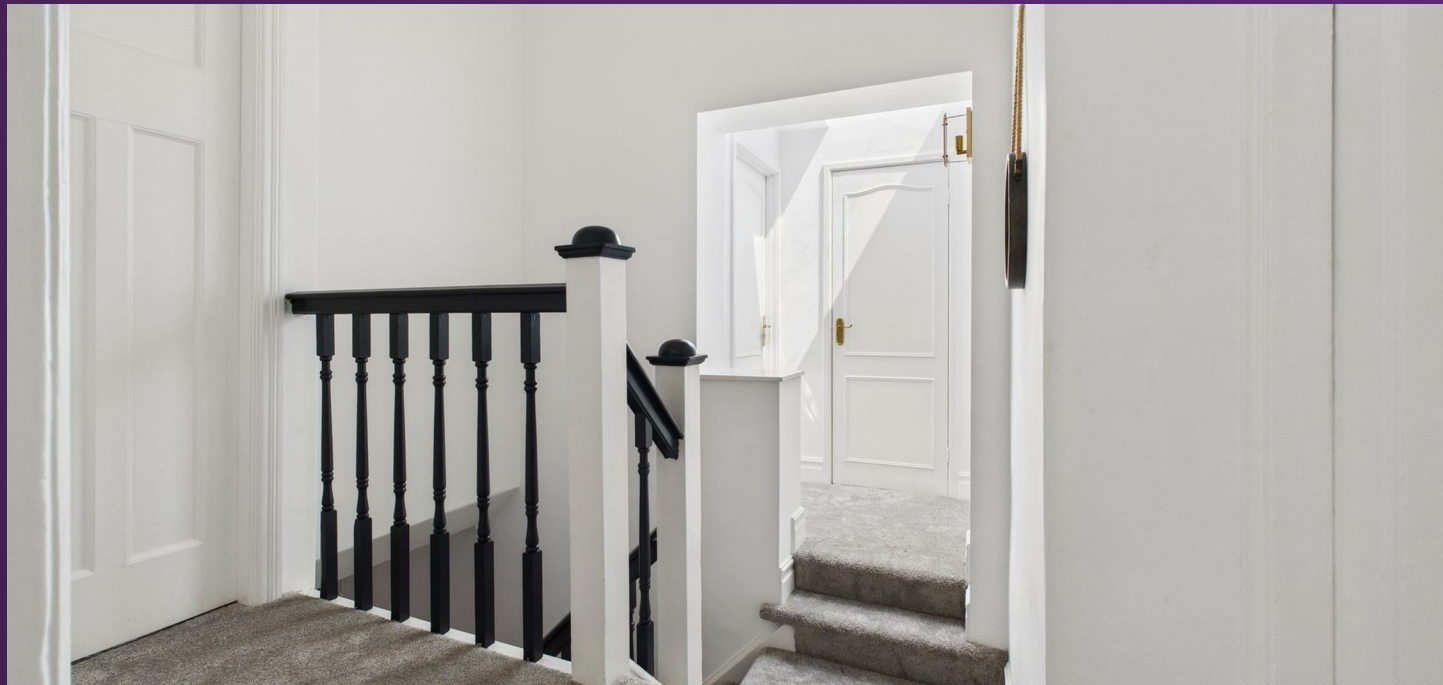


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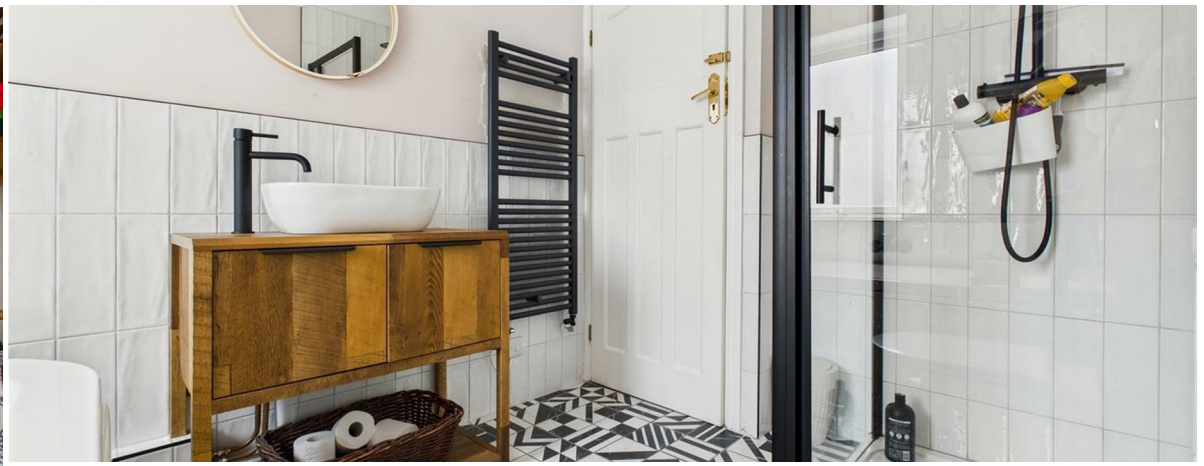


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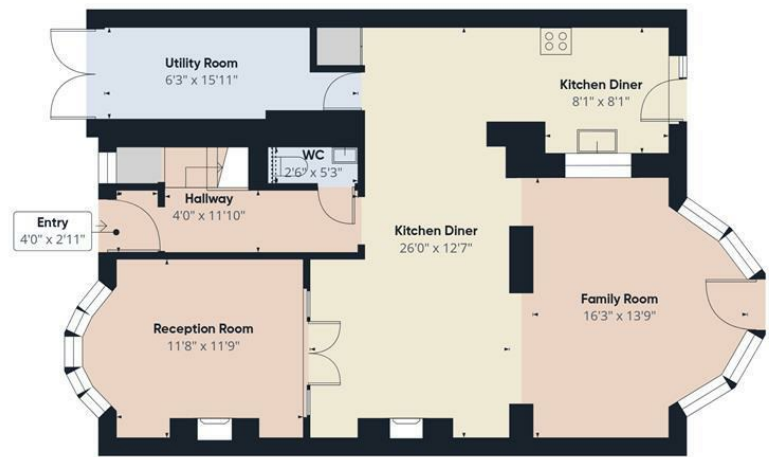
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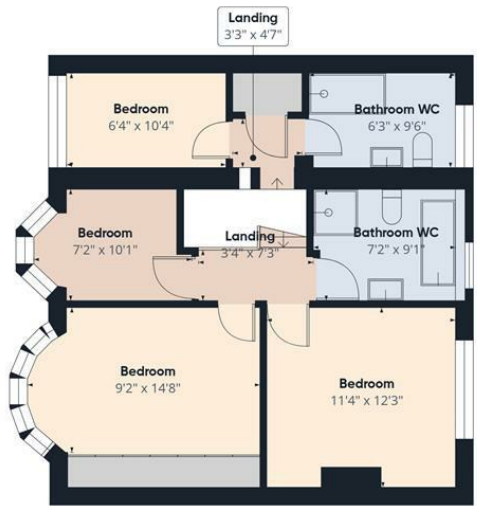


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1499 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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		

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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