

FOR  
SALE

36 ST. GEORGES CRESCENT, MONKSEATON NE25 8BL  
£895,000



#### 5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM PLUS STUDY SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM WC
- DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING E

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VESTIBULE

HALLWAY

RECEPTION ROOM ONE  
18'9" x 17'11"

RECEPTION ROOM TWO  
14'1" x 13'7"

DINING KITCHEN & FAMILY ROOM  
14'10" x 35'7"

UTILITY ROOM  
11'4" x 4'10"

DOWNSTAIRS WC  
4'7" x 3'8"

LANDING  
6'2" x 13'0"

BEDROOM ONE  
15'6" x 13'9"

BEDROOM TWO  
14'9" x 17'10"

BEDROOM THREE  
15'1" x 13'10"

BEDROOM FOUR  
11'10" x 8'6"

STUDY  
11'5" x 9'8"

BATHROOM WC  
13'1" x 7'6"

BEDROOM FIVE  
20'0" x 21'3"

GARAGE  
30'11" x 14'10"

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Embleys are delighted to be instructed in the sale of this, rare to the market and characterful, semi detached house which was built in the Edwardian era and is perfectly located in a much sought after residential area. It boasts a wealth of period features and is ideal for a family.

With over 3324 square feet of accommodation set over three floors, this beautiful property consists of a vestibule and grand entrance hallway with cloaks cupboard, storage cupboard, stairs up to the first floor and doors to a downstairs WC, the reception rooms and the dining kitchen. Both impressive reception rooms boast larger style grand bay windows, one room with a period fireplace and large open fire, the other with a contemporary recessed fire. The open plan dining kitchen and family room easily accommodates a dining table as well as a lounge area with feature fireplace and door to the rear garden. The kitchen has an Island layout with units, plinth lighting, granite worktops and space for a range cooker with extractor hood over. There is a dishwasher and space for an American style fridge freezer. The Island includes a breakfast bar, integrated fridge and wine rack. The utility room has space for a washing machine and tumble dryer. To the first floor there are four light and spacious double bedrooms, an office with stairs up to the top floor and a bathroom benefitting from underfloor heating, a roll top bath, walk in rainfall shower, pedestal washbasin and WC. The generously sized fifth bedroom is on the top floor with generous walk in storage. Externally there is a double length, detached garage and a front garden with driveway parking for up to four cars, lawn and mature shrubs. The substantial rear garden is secluded with a south westerley aspect, ample seating and entertaining spaces including a gravelled and decked patios, lawns with mature planted borders.



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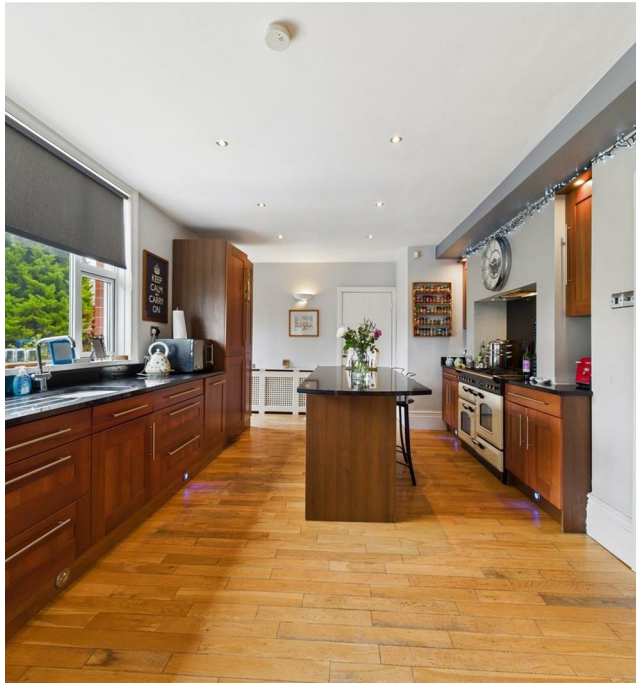


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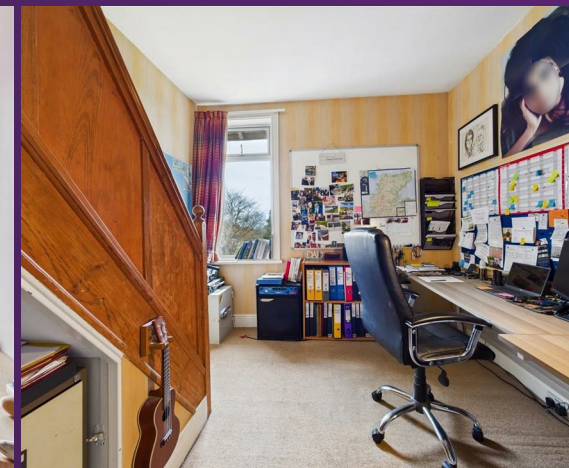
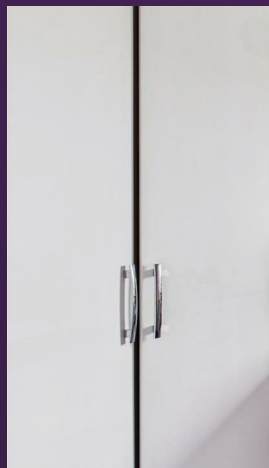


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#### SMOKE ALARMS

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) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   |           | <b>73</b> |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   | <b>46</b> |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

England & Wales

EU Directive  
2002/91/EC



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

|                                                            | Current | Potential |
|------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>                                         |         |           |
| (81-91) <b>B</b>                                           |         |           |
| (69-80) <b>C</b>                                           |         |           |
| (55-68) <b>D</b>                                           |         |           |
| (39-54) <b>E</b>                                           |         |           |
| (21-38) <b>F</b>                                           |         |           |
| (1-20) <b>G</b>                                            |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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