

FOR  
SALE

27 HILLFIELD, MONKSEATON NE25 9AJ  
£360,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING E

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ENTRANCE HALLWAY  
13'6" x 6'5"

RECEPTION ROOM  
12'2" x 13'0"

KITCHEN DINER  
12'2" x 19'7"

LANDING  
8'3" x 3'7"

BEDROOM  
15'10" x 10'4"

BEDROOM  
12'5" x 11'9"

BEDROOM  
8'1" x 7'8"

BATHROOM WC  
7'7" x 7'6"

FRONT GARDEN

REAR GARDEN

## 27 HILLFIELD, MONKSEATON NE25 9AJ

This beautiful, semi detached house has been recently renovated and is perfectly located in a much sought after residential area. It boasts a wealth of contemporary features with period charm, has no upper chain and is ideal for a range of buyers.

With over 970 square feet of accommodation set over two floors, this delightful property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the reception room and kitchen diner. The reception room is stylish and front facing with a bay window and recess to chimney breast. The fabulous, open plan kitchen diner easily accommodate a dining table and breakfast bar and there is a bay window incorporating French doors to the rear garden. The kitchen benefits from a good range of units with solid wood worktops, space of a range oven with chimney hood and integrated dishwasher and washer dryer. To the first floor there are two double bedrooms both with bay windows and fitted wardrobes and a third smaller bedroom. The family bathroom benefits from a roll top bath with shower over, pedestal wash basin and low level WC. Externally there is a front garden with driveway parking and a west facing rear garden with lawn and mature shrubs.

The amazing condition, generous size 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 onto 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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Floor 0



Floor 1

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

(1) Excluding balconies and terraces

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.

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(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>		
Not environmentally friendly - higher CO2 emissions		

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