

FOR  
SALE

42 SEATON CRESCENT, MONKSEATON NE25 8DG  
£475,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- BATHROOM & SEPARATE WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
12'11 x 12

RECEPTION ROOM TWO  
13 x 12'3

KITCHEN DINER  
15'6 x 9'1

LANDING

BEDROOM ONE  
15'4 x 12

BEDROOM TWO  
12'6 x 9'1

BEDROOM THREE  
8 x 7'4

BATHROOM  
8'1 x 5'7

SEPARATE WC

GARAGE  
19 x 7'6

FRONT GARDEN

REAR GARDEN

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This beautiful and characterful, semi detached house was built in the 1920's and is perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm, including beautiful period stained glass windows, has no upper chain and is ideal for a range of buyers.

With over 1200 square feet of accommodation set over two floors, this well presented property consists of a vestibule with stained glass inner door leading to the light and spacious hallway. There is a cloaks cupboard, stairs up to the first floor and doors to the reception rooms and kitchen. Both reception rooms are spacious with feature decorative fireplaces, a beautiful bay window with period stained glass to the front of the property and French doors to the rear. The lovely and contemporary kitchen diner accommodates a table and benefits from a good range of units with granite worktops, built in pantry and integrated appliances including an eye level oven, gas hob, chimney hood and spaces for dishwasher, fridge freezer and washing machine. To the first floor there are three bedrooms, two of which are doubles, one with a bay window and one with fitted wardrobes. The modern bathroom is complete with a bath with shower over, pedestal wash basin and two generously sized storage cupboards and a separate low level WC with wash basin. Externally there is a generously sized, attached garage, a front garden with driveway parking and a substantial and secluded rear garden with lawn, mature shrubs, flower beds and patios.

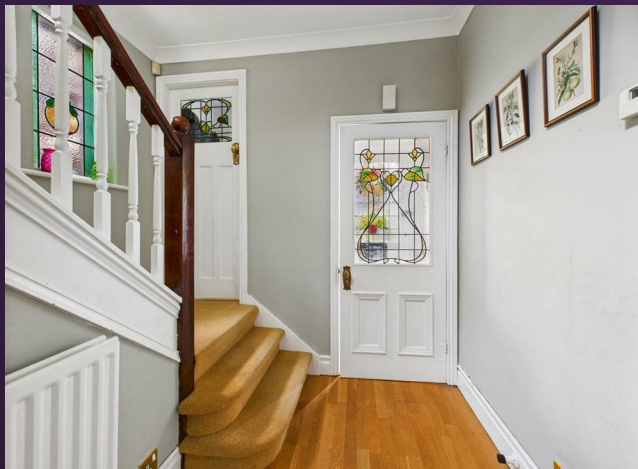
The amazing condition, generous size and exceptional features of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times. This lovely village has exceptional public transport, schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offer



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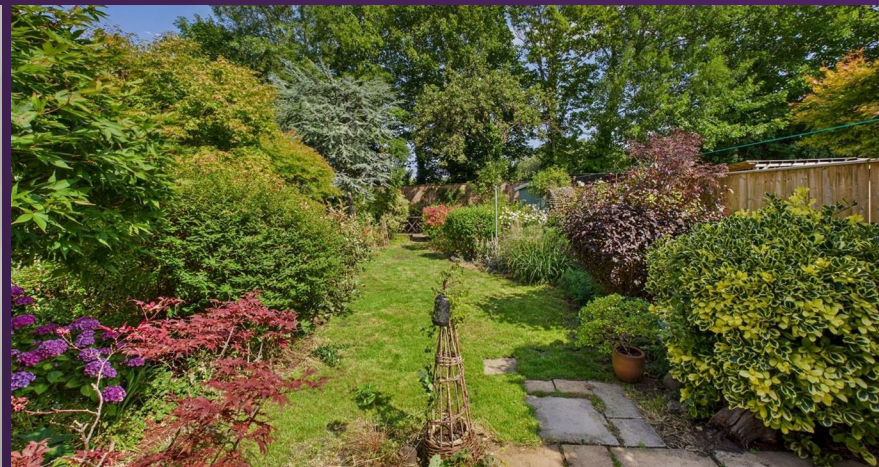
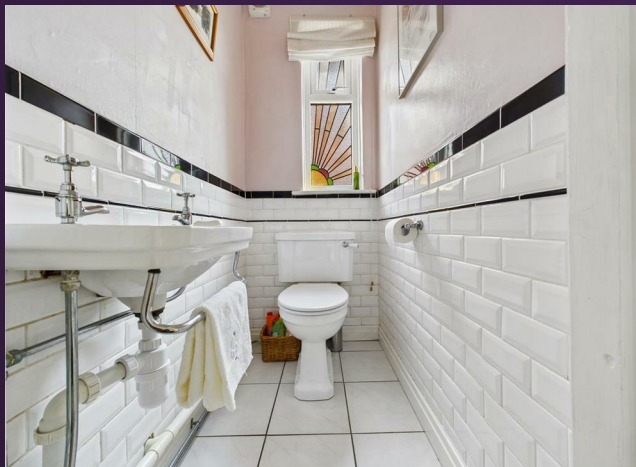
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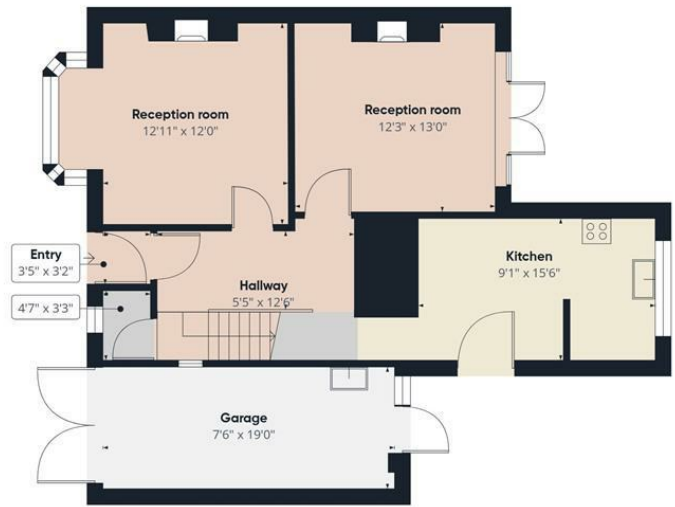


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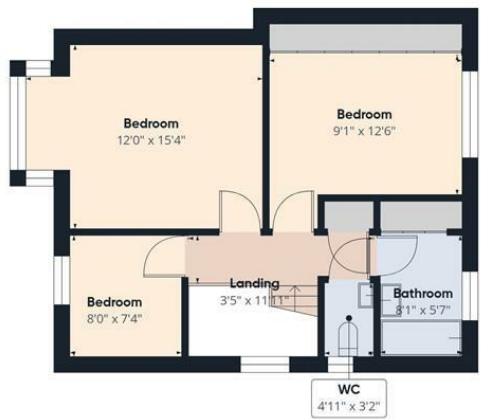
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1261 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.

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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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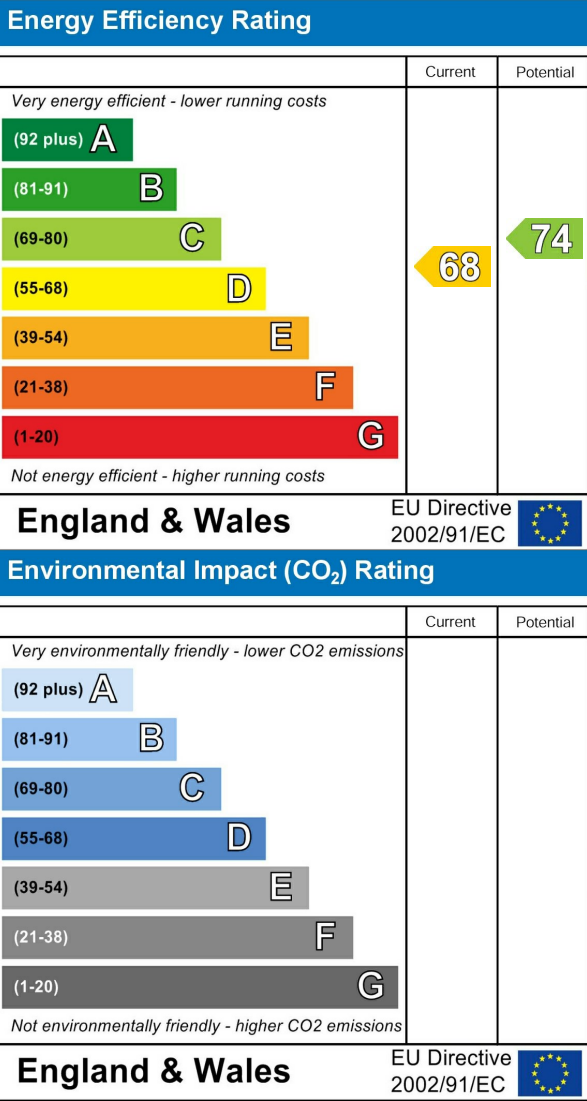
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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