

FOR
SALE

54 HILLFIELD, MONKSEATON NE25 9AJ
£360,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CLASSIC KITCHEN AND UTILITY SPACE
- LIGHT AND AIRY CONSERVATORY
- GOOD SIZED BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY
12'0" x 5'9"

RECEPTION ROOM
11'11" x 12'3"

RECEPTION ROOM
11'5" x 10'4"

KITCHEN
11'5" x 7'10"

UTILITY SPACE
6'3" x 7'6"

CONSERVATORY
7'9" x 9'9"

LANDING
8'2" x 3'1"

BEDROOM
12'3" x 11'10"

BEDROOM
11'3" x 10'11"

BEDROOM
9'3" x 7'4"

BATHROOM WC
8'8" x 7'5"

FRONT GARDEN

REAR GARDEN

GARAGE
13'6" x 7'6"

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Embleys are delighted to be instructed in the sale of this well presented, semi detached house which is perfectly located in a much sought after residential area. It boasts a wealth of contemporary features and is ideal for a range of buyers.

With over 1050 square feet of accommodation set over two floors, this lovely property consists of a welcoming entrance hallway with stairs up to the first floor and a door to the spacious reception room. The classic kitchen is open from the hallway and benefits from a good range of units with contrasting worktops, space for an oven and door to a utility space giving access to the garage and rear garden. There is also a further reception room from the kitchen which is open to a light and airy conservatory.

To the first floor there are three bedrooms, two with fitted wardrobes and a bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC.

Externally there is a front garden with driveway parking and a rear garden and an attached garage..

The superb layout, 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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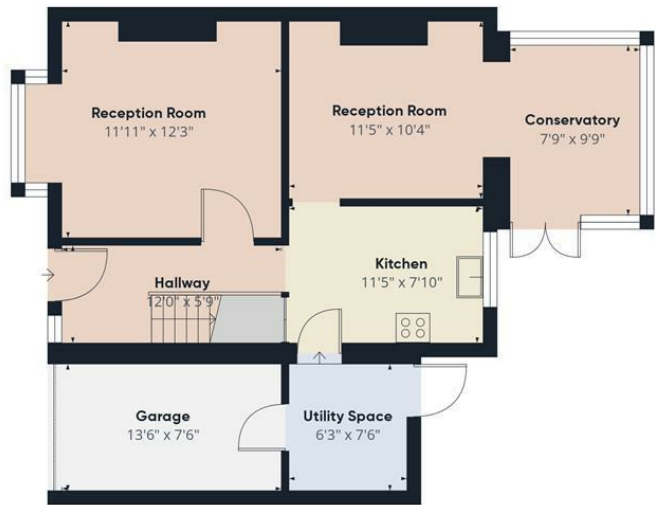


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1064 ft²

(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) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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