

FOR
SALE

10 IVANHOE, MONKSEATON NE25 9AW
£359,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN & UTILITY ROOM
- BATHROOM WC & DOWNSTAIRS WC
- FRONT & REAR GARDENS
- REAR GARDEN
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY
16'2 x 6'2

RECEPTION ROOM ONE
12'1 x 11'10

RECEPTION ROOM TWO
12'2 x 12

KITCHEN

14'11 x 5'7

UTILITY ROOM
10'3 x 4'3

DOWNSTAIRS WC

LANDING

BEDROOM ONE
11'11 x 11

BEDROOM TWO

12'8 x 11'4

BEDROOM THREE
8 x 7'3

BATHROOM WC
7'9 x 7'2

FRONT GARDEN

REAR GARDEN

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This well presented and extended, semi detached house was built in 1925 and is perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

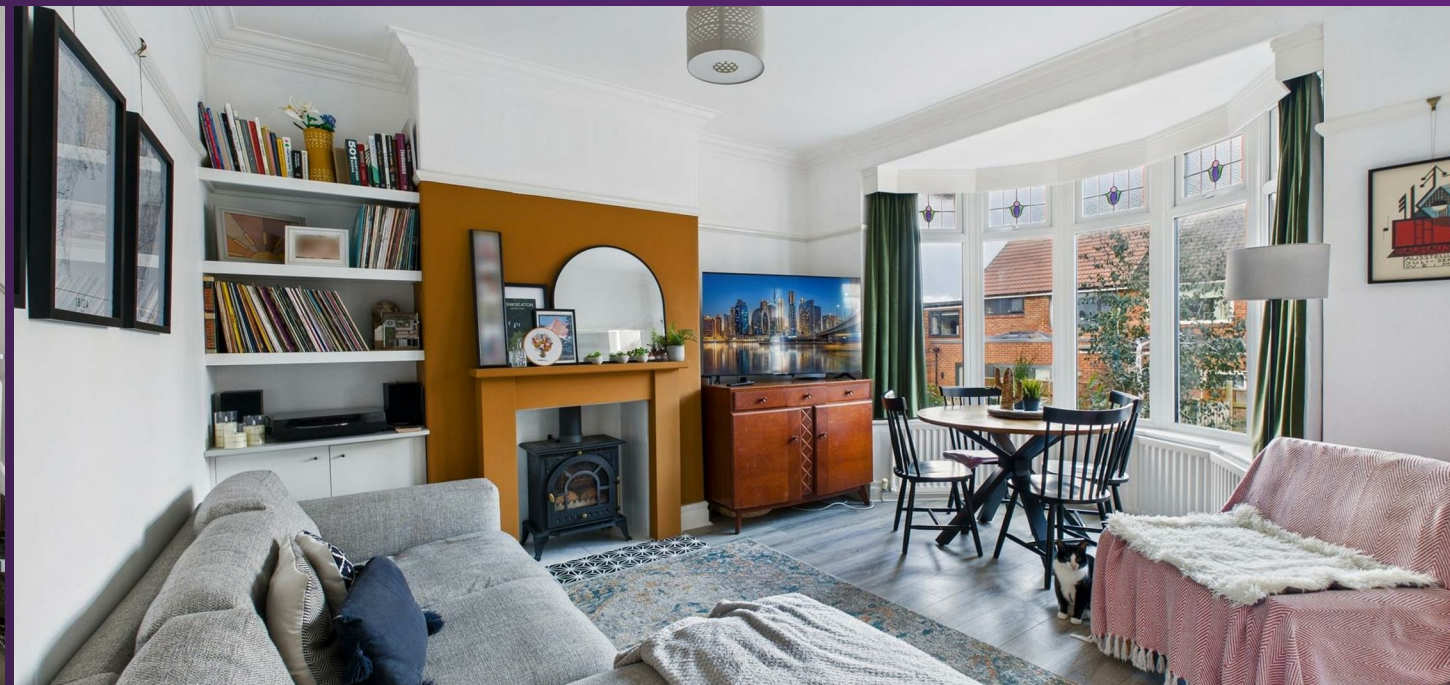
With over 1050 square feet of accommodation set over two floors, this characterful property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to reception rooms and downstairs WC. The first reception room is light and spacious with a walk in bay window and the rear facing reception room is open plan to the kitchen with space for a family dining table and a feature painted fireplace with log burner. The lovely, contemporary kitchen benefits from a good range of units with contrasting worktops and integrated appliances including eye level double oven, gas hob, extractor hood and space for a fridge freezer. There is also a downstairs WC and a utility room with a larder unit, sink, space for a washing machine and built in shelving and storage. To the first floor there are two stylish double bedrooms, both with period cast iron fireplaces and one with fitted wardrobes. There is also a smaller third bedroom and a good sized, contemporary bathroom benefitting from a bath with shower shower over, vanity wash basin with drawers beneath and an integrated WC. Externally there is a low maintenance front garden with gravelled areas and planted borders and the rear garden is laid to lawn with two decked patios and planted borders.

The generous size, superb layout and fabulous location 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 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.

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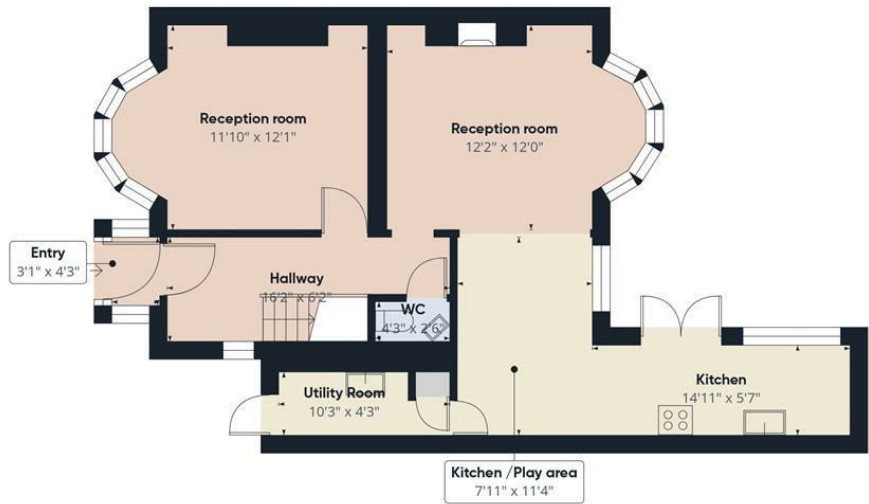
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1076 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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