

FOR
SALE

1 BEECHWOOD AVENUE, MONKSEATON NE25 8EP
£750,000



3 BEDROOM HOUSE - SEMI-DETACHED

- FABULOUS THREE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- ELEGANT LOUNGE & STUDY
- OPEN PLAN DINING KITCHEN & FAMILY ROOM
- UTILITY AREA & DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR MULTIPLE CARS
- IMPRESSIVE SOUTH WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE
18' x 14'6

DINING KITCHEN & FAMILY ROOM
31' x 30'9

UTILITY AREA

STUDY
10'11 x 9'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE
18'3 x 14'6

BEDROOM TWO
14'10 x 13'1

ENSUITE

BEDROOM THREE
13'9 x 8'4

BATHROOM WC
12'9 x 10'9

LOFT AREA
20'9 x 14'10

GARAGE
15'4 x 8'9

FRONT GARDEN

REAR GARDEN

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Embleys are proud to present this exceptional, renovated and thoughtfully extended semi-detached family home, superbly situated within a highly desirable residential location. Beautifully blending period character with high-end contemporary design, this outstanding home offers stylish, turn-key accommodation and is perfectly suited to modern family living.

This stunning three bedroom property is arranged over two floors and briefly comprises a vestibule and impressive entrance hallway, leading to an elegant lounge with bespoke alcove shelving, a study, and a fabulous extended dining kitchen and family room. Undoubtedly the heart of the home, this superb open-plan space accommodates a large dining table, generous island with breakfast bar and relaxed seating area. Featuring a quality range of units, Quartz worktops, integrated appliances, a striking feature media wall, and a charming wood burning stove, the room is flooded with natural light from substantial skylights, windows and French doors opening onto the rear garden.

Completing the ground floor is a useful utility area and a stylish downstairs WC with integrated WC and countertop wash basin.

To the first floor there are three beautifully presented bedrooms, one benefitting from a stunning ensuite, together with a luxurious family bathroom incorporating a freestanding bath, rainfall shower, countertop wash basin and WC. There is also a loft area to the second floor with Velux window.

Externally, the property enjoys driveway parking, an attached garage, front garden, a beautiful South West facing rear garden, and the added benefit of an electric vehicle charging point.

The superb location, generous proportions, stylish layout, outstanding condition and exceptional bespoke features of this remarkable home make it a rare opportunity which can only be fully appreciated by an internal inspection.

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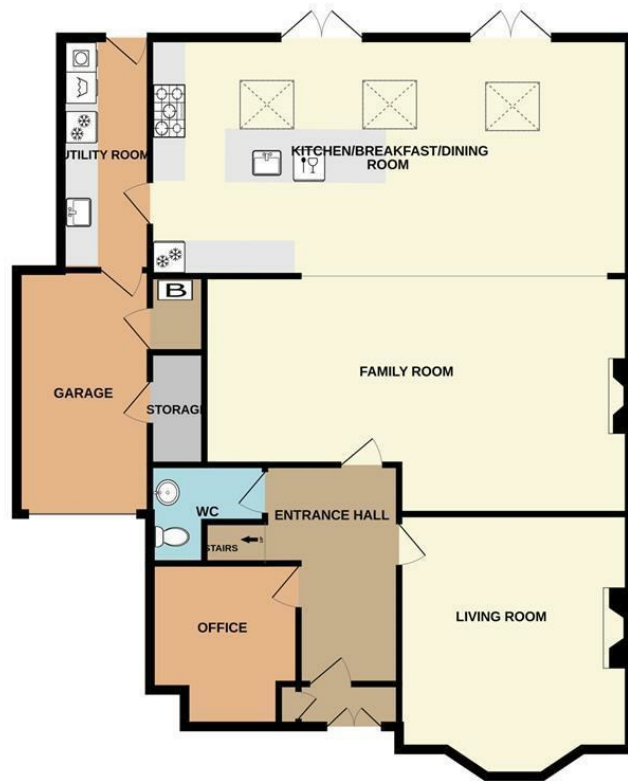
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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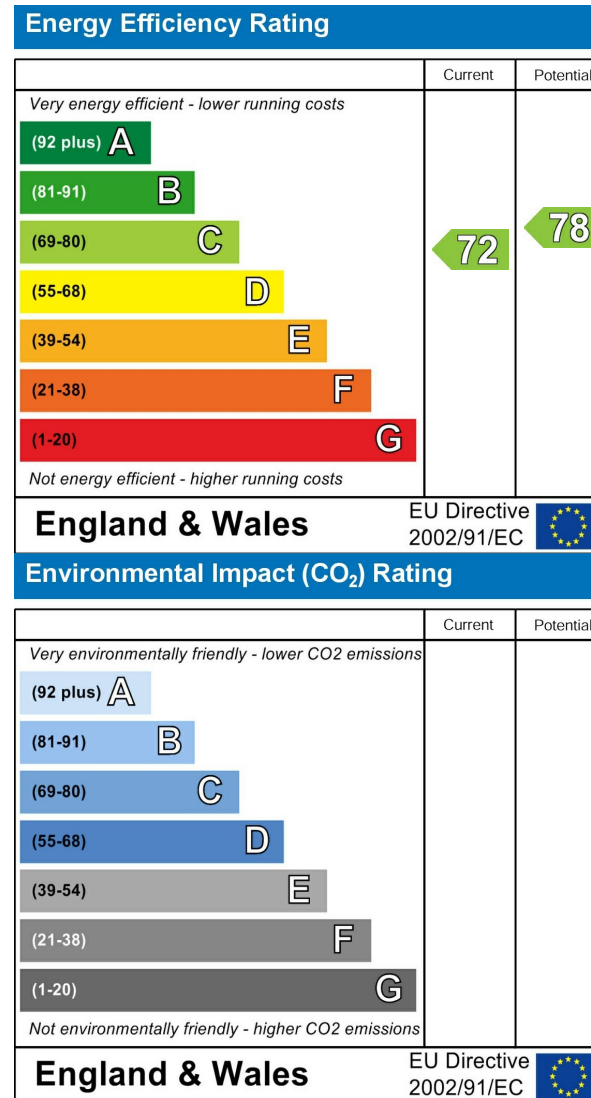
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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