

FOR  
SALE

28A ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ  
OFFERS OVER £675,000



#### 4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM PLUS STUDY DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- TWO SPACIOUS RECEPTION ROOMS & CONSERVATORY
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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RECEPTION ROOM  
20'9 x 15'11

RECEPTION ROOM  
20'10 x 15'2

CONSERVATORY  
13'11 x 10'7

KITCHEN DINER  
14'9 x 10'11

UTILITY ROOM  
10'3 x 7'6

DOWNSTAIRS WC

REAR LOBBY

BEDROOM  
15'6 x 10'8

ENSUITE  
7'6 x 4'4

BEDROOM  
15'1 x 11'5

BEDROOM  
13'7 x 9'5

BEDROOM  
12'1 x 9

STUDY  
9'4 x 6'7

BATHROOM WC  
8'8 x 7'6

GARAGE  
15'11 x 7'8

## 28A ST. GEORGES CRESCENT, MONKSEATON NE25 8BJ

Embleys are delighted to be instructed in the sale of this well presented, detached house which is perfectly located in a much sought after residential area. It boasts a wealth of modern features, has no upper chain and is ideal for a family.

With over 2100 square feet of accommodation set over two floors, this lovely property consists of a spacious vestibule with doors to the first reception room and downstairs WC. Both reception rooms are generously sized, the front has stairs up to the first floor and the rear reception room features a brick fireplace and doors to the spacious conservatory. The kitchen diner easily accommodates a dining table and benefits from a good range of units with contrasting worktops and integrated appliances including eye level double oven, gas hob, chimney hood, dishwasher and fridge. There is also a good sized utility room with wall and base units with space for a fridge and washing machine. To the first floor there are four double bedrooms, the main bedroom includes fitted wardrobes and a modern ensuite with walk in power shower, vanity wash basin and integrated WC. There is also a study, which leads to the fourth bedroom (used as a lounge), and a family bathroom benefitting from a bath, walk in power shower, vanity wash basin and low level WC. Externally there is an attached garage, a front garden with driveway parking for multiple cars and a substantial, laid to lawn, rear garden with patio and mature planted borders.

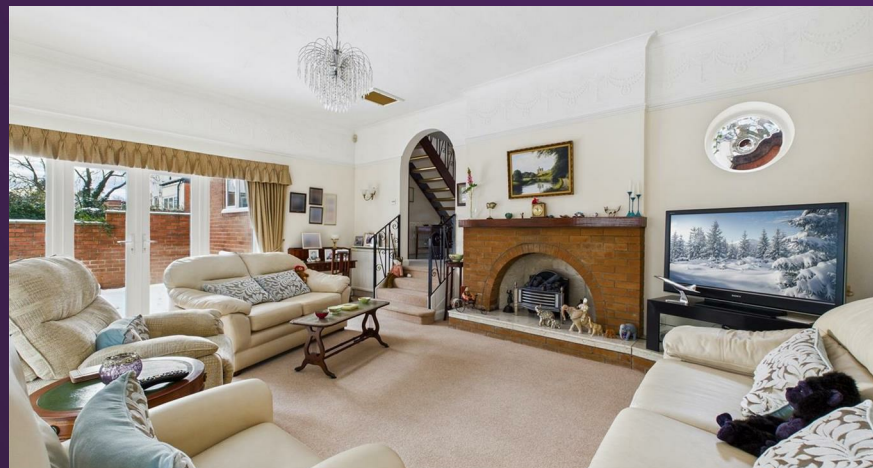
The generous size, fabulous location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport 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>  
2147 ft<sup>2</sup>  
Reduced headroom  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		

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