

FOR  
SALE

63 EASTFIELD AVENUE, MONKSEATON NE25 8NQ  
OFFERS OVER £450,000



#### 3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED & WELL EXTENDED
- ELEGANT RECEPTION ROOM
- FABULOUS DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- STYLISH BATHROOM WC
- PART GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED SOUTH FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM  
12'3 x 12'2

DINING KITCHEN & FAMILY ROOM  
25'6 x 25

UTILITY ROOM  
8'5 x 6'5

DOWNSTAIRS SHOWER ROOM  
6'3 x 4'7

LANDING

BEDROOM ONE  
16'6 x 10'5

BEDROOM TWO  
12' x 11'3

BEDROOM THREE  
8'5 x 7'8

BATHROOM WC  
8'5 x 7'2

PART GARAGE  
11'2 x 7'2

FRONT GARDEN

REAR GARDEN

## 63 EASTFIELD AVENUE, MONKSEATON NE25 8NQ

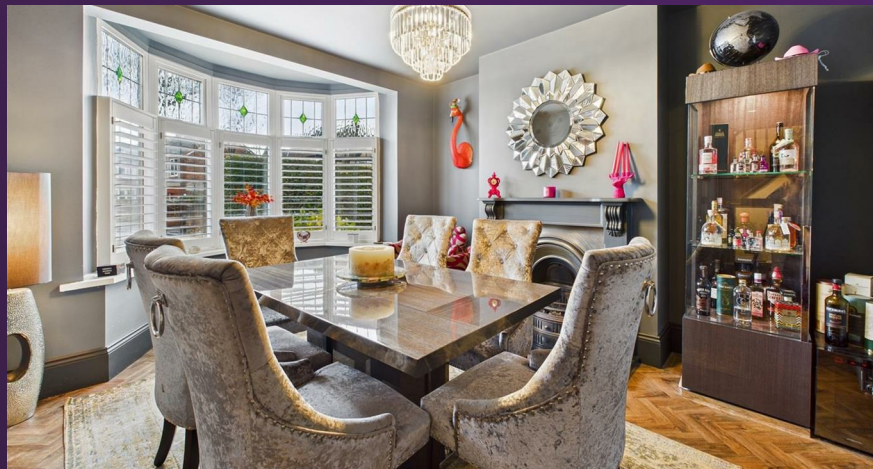
Embleys are delighted to be instructed in the sale of this stunning, well extended, semi detached house, built in 1930 and perfectly located in a highly sought after residential location. It boasts a wealth of contemporary features, with period charm, has no upper chain and is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this property consists of a welcoming entrance hallway with a beautiful front door with custom made stained glass insert, stairs up to the first floor and doors to the reception room and dining kitchen. The elegant reception room is spacious and front facing with a bay window with plantation style shutters and a features fireplace with painted wood surround, cast iron insert and open fire. The fantastic and open plan dining kitchen and family room has a lounge area with a recess to chimney breast incorporating a multi fuel burner. The dining kitchen benefits from an impressive range of units including larder and space saver units with undercabinet lighting, a large Island and Quartz worktops. Integrated appliances comprises eye level oven, warming drawer, microwave, five ring induction hob, extractor hood full length fridge and freezer. The Island has a breakfast bar, dishwasher, bin storage, wine cooler, sink and wine rack. There are two roof lanterns and bi folding doors to the rear garden which provide an abundance of natural light. There is also a good sized utility room with units, sink and space for a washing machine, and a downstairs shower room with walk in rainfall shower, washbasin and WC. To the first floor there are three stylish bedrooms, one with bay window and bespoke fitted wardrobes. The stylish bathroom is complete with freestanding bath, walk in rainfall shower, vanity washbasin and WC. Externally there is a partial garage for storage, front garden with driveway parking for up to two cars and a south facing rear garden with porcelain tiled patio, lawn, mature shrubs, shed and storage.



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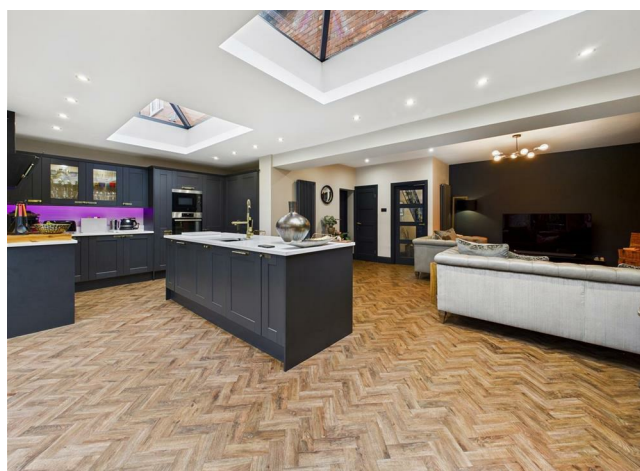


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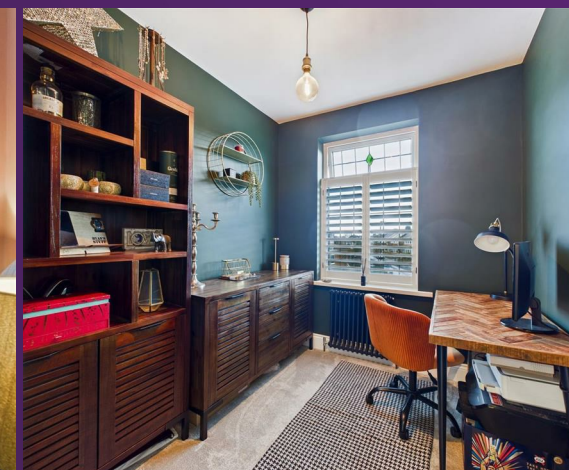
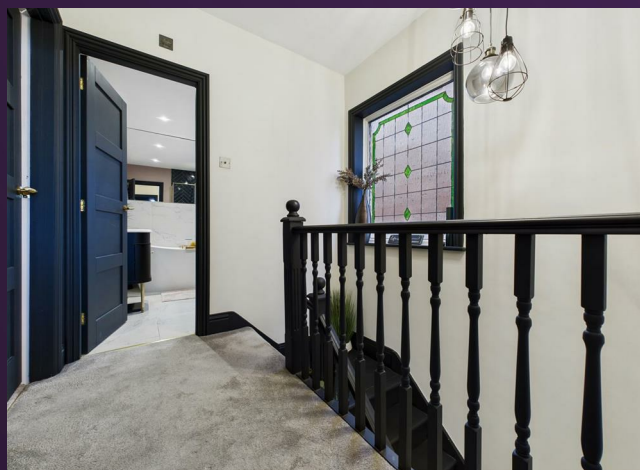
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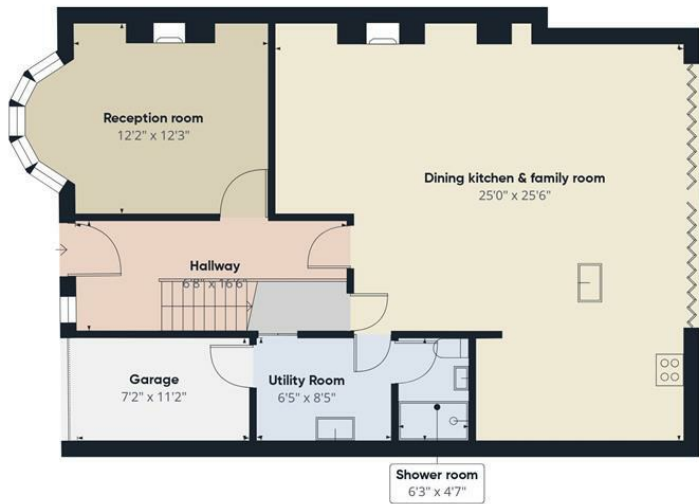
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1449 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.

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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>73</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>53</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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