

FOR
SALE

34 THE GARDENS, MONKSEATON NE25 8BG
£389,950



3 BEDROOM BUNGALOW - SEMI DETACHED

- THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- MODERN FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING D

[VIEW PROPERTY](#)

VESTIBULE
2'4" x 3'9"

ENTRANCE HALLWAY
20'1 x 3'11

RECEPTION ROOM
13'7" x 12'5"

RECEPTION ROOM
12'8" x 10'3"

KITCHEN
12'8" x 9'2"

LANDING
3'0" x 2'7"

BEDROOM
15'4" x 8'3"

BEDROOM
12'11" x 11'15

BEDROOM
10'6" x 8'9"

BATHROOM WC
11'4" x 5'7"

GARAGE
17'0" x 8'0"

34 THE GARDENS, MONKSEATON NE25 8BG

Situated in the highly sought-after residential area of Monkseaton, this beautiful three-bedroom semi-detached dormer bungalow effortlessly combines timeless character with stylish contemporary living. Immaculately presented throughout, a superbly versatile layout and stunning mature gardens, making it an exceptional home for a wide range of buyers, including families, professionals and those looking to downsize. Ideally located close to excellent local amenities, well-regarded schools, transport links and the beautiful North East coastline, this is a fabulous opportunity to enjoy an enviable lifestyle.

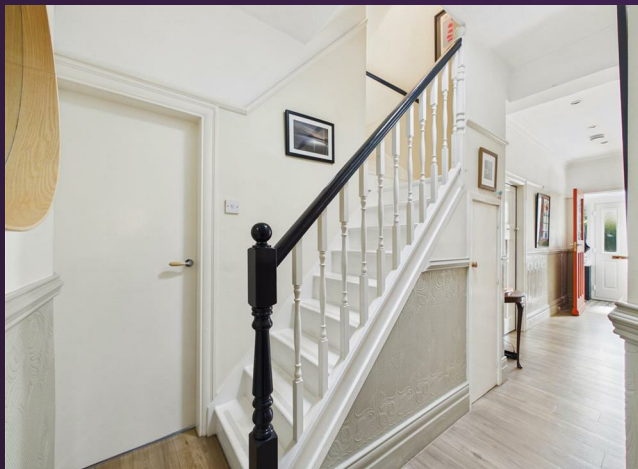
A charming vestibule opens into a welcoming entrance hallway with stairs to the first floor and doors leading to two elegant reception rooms, the kitchen, bathroom, two ground floor bedrooms and a rear lobby. Both reception rooms are spacious and beautifully presented, featuring attractive bay windows, with one further enhanced by a cosy log-burning stove. The stylish kitchen is fitted with contemporary units, contrasting worktops and integrated appliances including an eye-level oven, induction hob with chimney hood, fridge freezer and dishwasher.

There are two generous ground floor bedrooms, both benefiting from fitted wardrobes, with one enjoying a delightful picture window overlooking the rear garden. The luxurious contemporary bathroom is fitted with a walk-in shower, wall-mounted wash basin, integrated WC and bidet. The first floor provides a further spacious bedroom, offering excellent flexibility as a principal suite, guest room or home office.

Externally, an attached garage, driveway parking and a well-maintained front garden provide excellent practicality. To the rear, the stunning secluded garden is a true highlight, with a lawn, raised planted beds, mature shrubs and beautifully established planting creating a peaceful setting for relaxing and entertaining. There is also access to a useful cellar, providing additional storage.

34 THE GARDENS
MONKSEATON
NE25 8BG

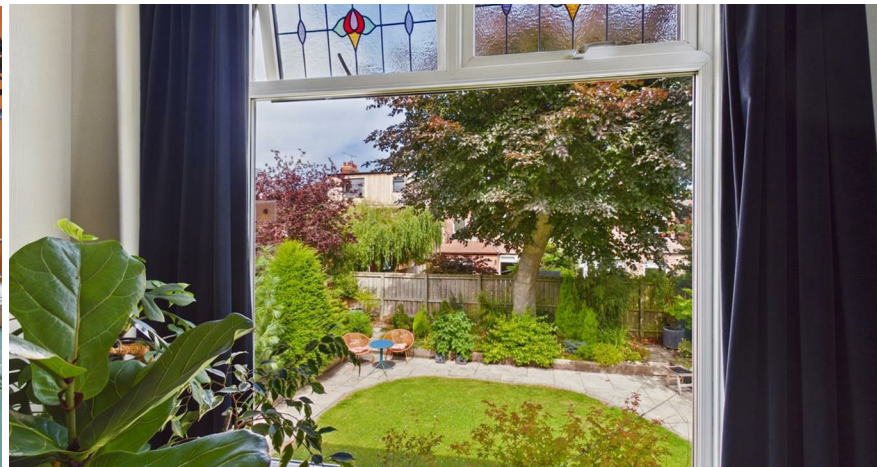
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

34 THE GARDENS
MONKSEATON
NE25 8BG

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

34 THE GARDENS
MONKSEATON
NE25 8BG

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



34 THE GARDENS
MONKSEATON
NE25 8BG

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.

[VIEW PROPERTY](#)



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

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.

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	71

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK