

FOR
SALE

41 HAZELDENE, MONKSEATON NE25 9AL
£375,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS AND SUN ROOM
- MODERN KITCHEN
- GOOD SIZED BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
16'4 x 12'3

RECEPTION ROOM TWO
11'7 x 10

SUN ROOM
12'3 x 9'1

KITCHEN
27'9 x 10

LANDING

BEDROOM
12'10 x 11'2

BEDROOM
11'6 x 11'3

BEDROOM
8'4 x 6'5

BATHROOM WC
8'6 x 8'3

GARAGE
16'9 x 7'8

FRONT GARDEN

REAR GARDEN

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Situated in the highly sought-after Valley Gardens estate in Monkseaton, this beautifully presented three-bedroom semi-detached home perfectly blends contemporary styling with charming period features. Offering generous proportions, a superb layout and an enviable west-facing garden, this is an ideal home for families and professionals alike.

The welcoming entrance hallway provides access to the elegant front reception room, featuring a striking fireplace and a large bay window that fills the space with natural light. To the rear, the second reception room flows seamlessly into a bright and airy sun room with French doors opening onto the garden, creating a wonderful space for relaxing or entertaining.

The stylish modern kitchen is fitted with an excellent range of units, quartz worktops and integrated appliances including an oven, gas hob with chimney hood, fridge freezer, dishwasher, microwave and wine cooler. There are also doors leading to the attached garage and rear garden.

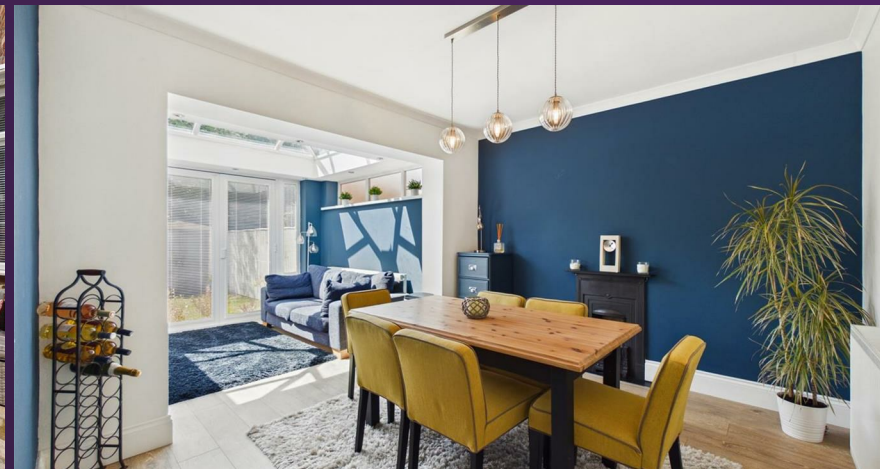
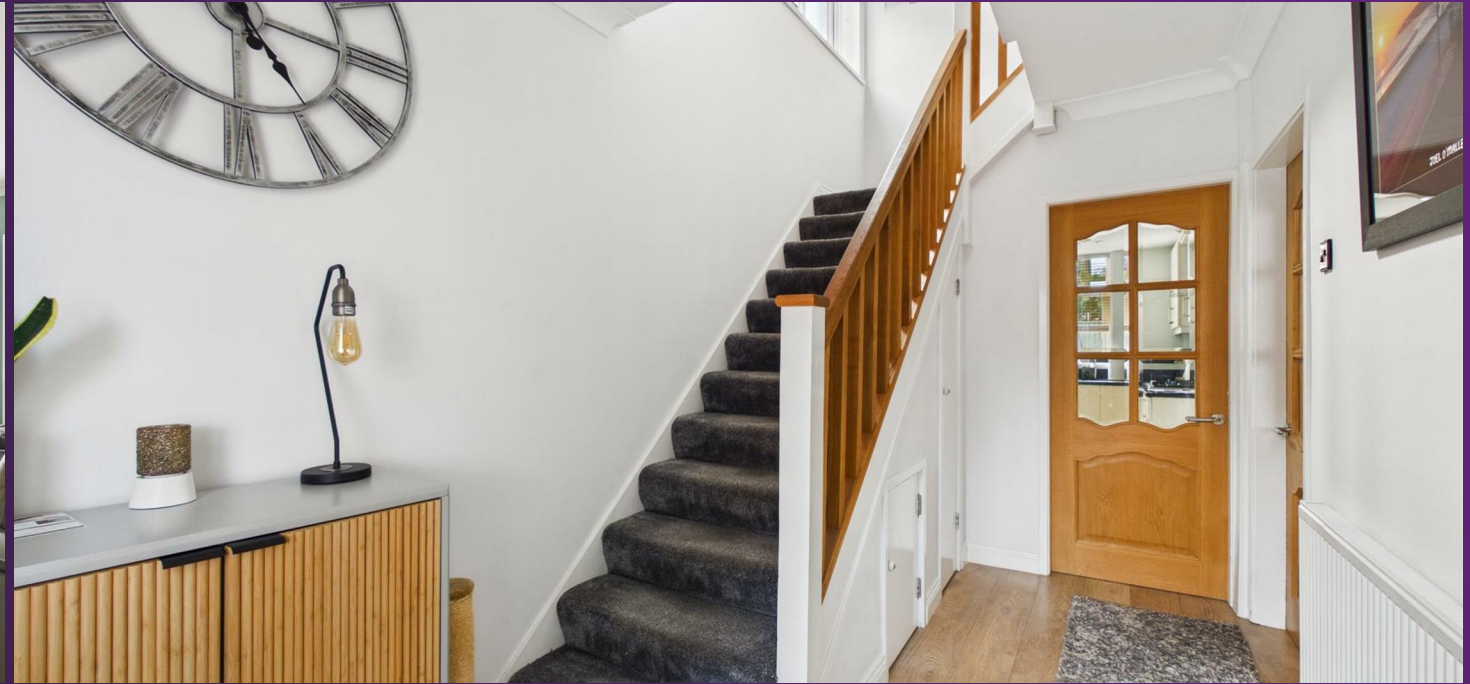
The first floor offers two spacious double bedrooms, one benefitting from fitted wardrobes, a well-proportioned third bedroom and a contemporary family bathroom complete with a bath, walk-in shower, pedestal wash basin and low-level WC.

Externally, the property enjoys an attached garage, a well-maintained front garden and driveway providing off-street parking. To the rear is a delightful west-facing garden with lawn, mature shrubs and a patio, perfect for enjoying afternoon and evening sunshine.

Located in one of Monkseaton's most desirable residential locations, renowned for its attractive tree-lined streets, excellent schools, nearby Metro station and easy access to local shops, cafés, the seafront and beautiful beaches. Combining a peaceful setting with outstanding convenience, it remains a firm favourite with buyers seeking an exceptional place to call home.

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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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