

**FOR  
SALE**

2 HATFIELD GARDENS, WEST MONKSEATON NE25 9QF  
£400,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- KITCHEN DINER
- CONSERVATORY
- UTILITY ROOM & DOWNSTAIRS WC
- TWO CONTEMPORARY BATHROOMS
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

LOUNGE  
14'5 x 12'0

KITCHEN DINER  
17'2 10'7

CONSERVATORY  
8'9 7'10

UTILITY ROOM  
11'2 x 6'10

DOWNSTAIRS WC

LANDING

BEDROOM  
12'5 x 11'2

BEDROOM  
10'11 x 9'9

BEDROOM  
6'11 x 6'9

BATHROOM WC  
8'2 x 6'2

LANDING

BEDROOM  
18'10 x 10'0

BATHROOM WC  
8'9 x 6'8

GARAGE  
15'6 x 7'9

FRONT GARDEN

REAR GARDEN

## 2 HATFIELD GARDENS, WEST MONKSEATON NE25 9QF

Situated within the highly sought-after residential area of West Monkseaton, close to well-regarded schools, local amenities and excellent transport links including the Tyne and Wear Metro, this beautifully presented four-bedroom semi-detached home offers spacious, modern family living arranged over three floors.

The welcoming entrance hallway leads through to a superb open-plan kitchen/dining room, fitted with a range of contemporary units and providing an ideal space for both everyday family life and entertaining. From here, there is access to a bright conservatory overlooking the rear garden, creating an additional versatile reception space. The lounge offers a comfortable and relaxing environment, while a separate utility room and downstairs WC complete the ground floor.

To the first floor are three bedrooms, including two well proportioned doubles and a single bedroom, along with a stylish family bathroom featuring modern fittings. The second floor is dedicated to the impressive principal bedroom with Juliet balcony and a separate shower room offering a sense of privacy away from the rest of the home.

Externally, the property enjoys a south-facing rear garden, ideal for outdoor dining and making the most of the sunshine. To the front, there is a driveway providing off-street parking for up to three vehicles, together with access to the garage.

Ideally located for access to the beautiful coastline at Whitley Bay as well as a range of shops, cafes and leisure facilities, this is a fantastic opportunity to acquire a well-appointed family home in a popular and convenient location.

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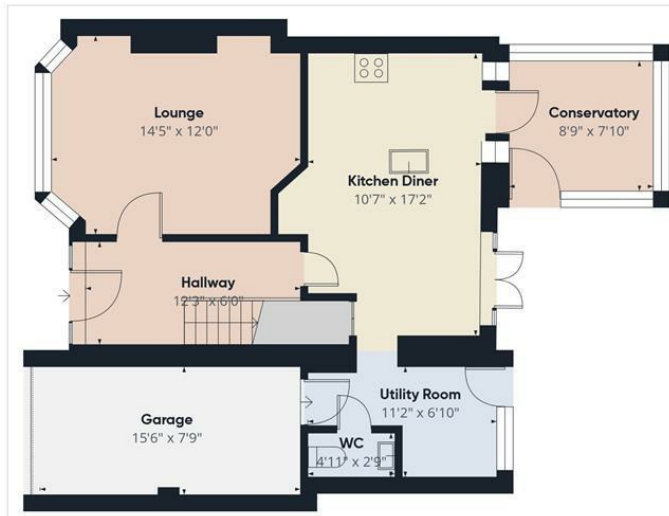
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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 1372 ft<sup>2</sup>  
 Reduced headroom  
 46 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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