

FOR
SALE

19 HILLCREST, MONKSEATON NE25 9AD
£660,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM (PLUS STUDY) DETACHED HOUSE
- WELL EXTENDED & CONVERTED
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN, DINING ROOM & UTILITY ROOM
- SHOWER ROOM WC & BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'11 x 12'2

RECEPTION ROOM
14'2 x 11'9

KITCHEN & DINING ROOM
15'3 x 8'3 & 15'8 x 8'5

UTILITY ROOM
13'6 x 7'10

LANDING

BEDROOM
12'2 x 11'10

BEDROOM
12'1 x 11'11

BEDROOM
8'4 x 7'3

STUDY
28 x 7'11

SHOWER ROOM WC
8'5 x 8'4

BEDROOM
15'2 x 13'6

BATHROOM WC
6'5 x 5'8

GARAGE
14 x 7'11

FRONT GARDEN

REAR GARDEN

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A well extended and converted 1920s detached family home, beautifully presented throughout, combining period charm with modern living. No upper chain.

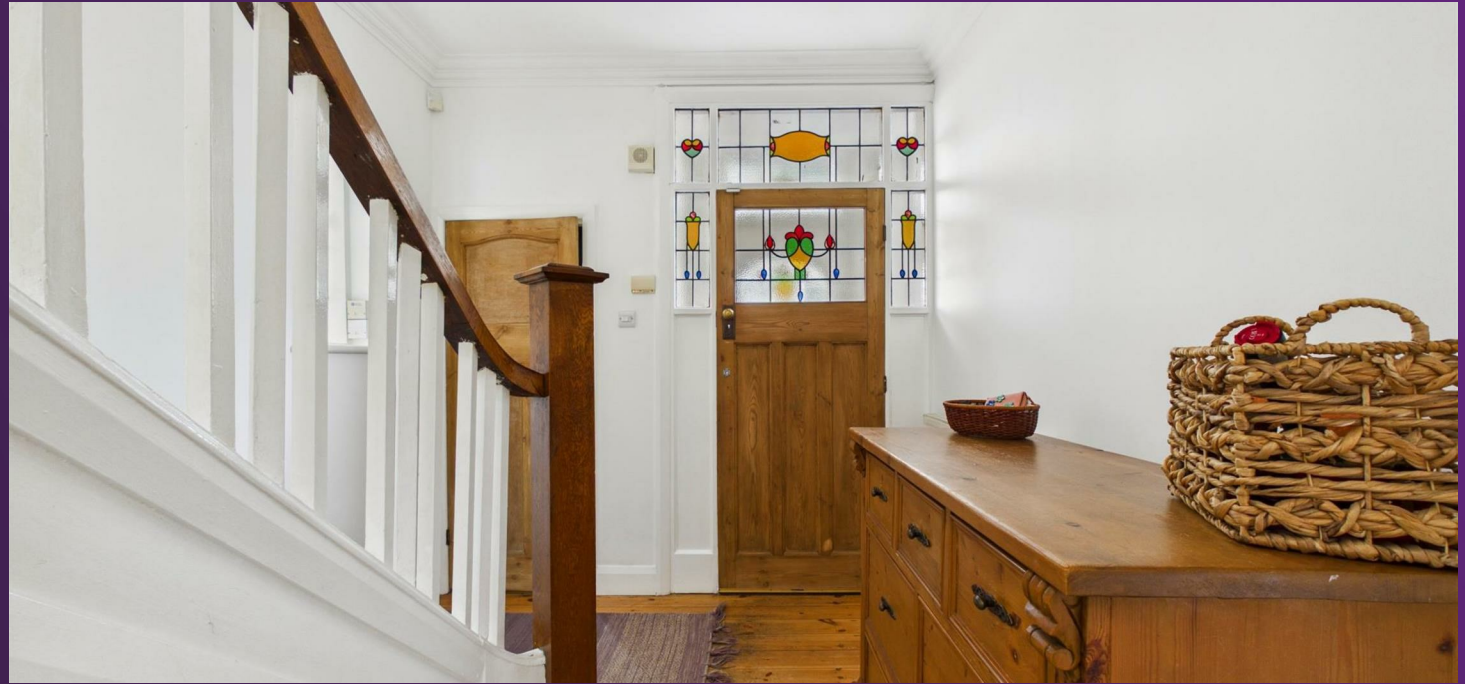
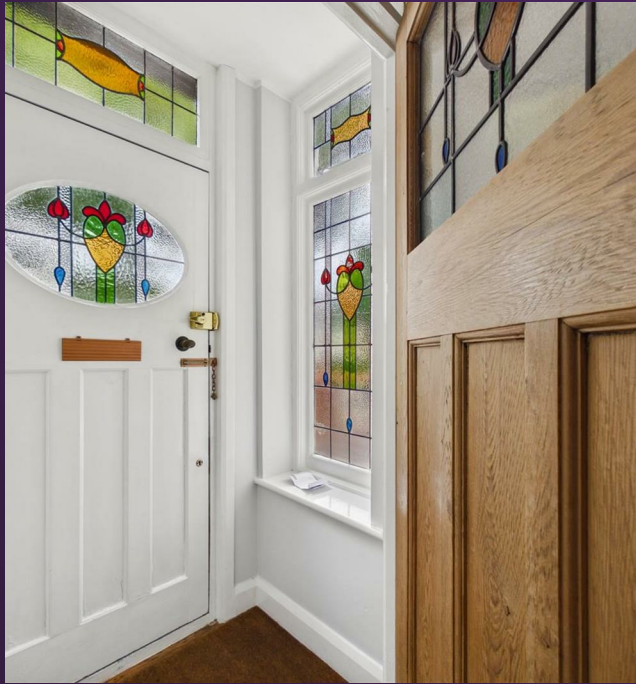
Occupying a sought-after residential location in Monkseaton, this home offers generous and versatile accommodation, exceptional period features and a superb layout. Monkseaton is highly regarded for its welcoming community, excellent local amenities, popular schools, convenient transport links and easy access to the coast, making this an enviable place to call home. A period stained-glass entrance door opens into the vestibule, with further stained-glass doors and window leading into the welcoming hallway. There are stairs to the first floor, understairs storage and a cloaks cupboard.

The two light and spacious reception rooms each feature a bay window and attractive fireplace with log-burning stove, creating warm and characterful spaces. To the rear, the modern kitchen is open plan to the dining room and features a good range of units, contrasting worktops, space for a range-style oven and integrated fridge. The dining area accommodates a six-seater table and there are three Velux windows, flooding the space with natural light, together with a door leading to the garden. A utility room provides additional units and appliance space, with a separate staircase to the first floor.

The first-floor landing features a period stained-glass window, built-in cupboard and stairs to the second floor. There are three bedrooms and a spacious study. Two generous bedrooms benefit from bay windows and fitted wardrobes and there is a smaller third bedroom. The study provides excellent flexibility and leads to the second floor. A modern shower room completes this level. The second floor provides a light and spacious fourth bedroom alongside a bathroom with roll-top bath, wash basin and WC. Externally, there is driveway parking, a front garden and an attached garage. The south-facing rear garden features lawn, patio and planted borders.

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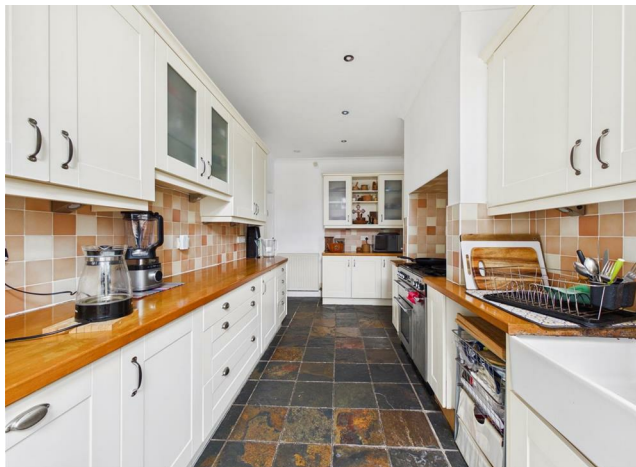
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SMOKE ALARMS

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		72
(55-68) D	64	
(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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