

16 HATFIELD GARDENS
WEST MONKSEATON NE25 9QF
£285,000



- **FOUR BEDROOM SEMI DETACHED HOUSE**
- **DRIVeway PARKING FOR UP TO TWO CARS**
- **LOUNGE & DINING ROOM**
- **ATTACHED GARAGE FOR STORAGE**
- **KITCHEN & UTILITY ROOM**
- **LOVELY REAR GARDEN**
- **BATHROOM WC & SHOWER ROOM WC**
- **EPC RATING C**

This modern and well presented semi detached house is perfectly located within a popular residential setting. It displays a variety of modern features and is ideal for a family. This is a four bedroom property set over three floors. Ground Floor: lounge, dining room, kitchen, utility room. First Floor: three bedrooms, bathroom WC. Second Floor: bedroom four, shower room WC. Externally: front garden, driveway parking, attached garage (used for storage only), rear garden. The generous size of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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ENTRANCE HALLWAY

Enter through composite front door with glass inserts and obscured panels to either side into entrance hallway complete with recess spotlights, ceiling coving, under stair storage cupboard, double radiator and stairs incorporating spindles to first floor. Door to kitchen.



LOUNGE

12'11" x 12'1"

The lounge is open plan and front facing with ceiling coving, UPVC double glazed walk in bay window and recess to chimney breast with log burner and tiled hearth. There is built in shelving and cupboards to both recesses, double radiator and TV point.

Open to dining room.



DINING ROOM

12'1" x 12'0"

(measurements into recess)
The dining room is versatile and

rear facing with ceiling spotlights, ceiling coving, built in shelving and cupboards to both recesses, UPVC double glazed French doors leading to rear garden and open to kitchen.



KITCHEN

14'11" x 8'2"

Kitchen benefitting from wall, base and drawer units with granite worktops incorporating single bowl sink with mixer taps, drainer and tiled splash backs. Space for range oven, recess space for fridge freezer and integrated dishwasher. There is ceiling coving, two UPVC double glazed windows, contemporary vertical radiator, TV point and door to utility room.

UTILITY ROOM

9'11" x 7'1"

Utility complete with base units, space and plumbing for washing machine, tumble dryer and door to garage storage.

LANDING

Landing with UPVC double glazed window, doors to three bedrooms and bathroom WC. Stairs with spindles to second floor landing.

BEDROOM ONE

12'7" x 9'1"

(measurements not including wardrobes)

Bedroom one is front facing with UPVC double glazed window, fitted wardrobes and double radiator.

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BEDROOM TWO

11'10" x 11'0"

Bedroom two is rear facing with ceiling spotlights, UPVC double glazed window, single radiator and TV point.



BEDROOM THREE

7'0" x 6'2"

Bedroom three is front facing with UPVC double glazed window, built in shelving to two walls and double radiator.



BATHROOM WC

8'3" x 6'3"

Bathroom complete with panelled bath with shower over, vanity wash basin with cupboard beneath and integrated WC.

There are ceiling spotlights, two UPVC double glazed obscured windows, tiled walls, period style towel warmer and tiled flooring.



SECOND FLOOR LANDING

With UPVC double glazed obscured window and doors to bedroom four and shower room WC.



BEDROOM FOUR

14'2" x 13'5"

Bedroom four benefits from being dual aspect with recess spotlights, two UPVC double glazed windows, two velux windows, eaves storage, TV point and double radiator.



SHOWER ROOM WC

6'9" x 3'8"

Shower room complete with walk in shower, vanity wash basin and integrated WC. There are ceiling spotlights, extractor fan, UPVC double glazed obscured window, tiled walls, towel warmer and tiled flooring.

GARAGE

7'1" x 6'7"

(Half garage used for storage only)

Attached garage complete with lighting, power and roll top garage door.

FRONT GARDEN

Front garden with driveway parking for up to two cars, borders and a low walled and hedged boundary.

REAR GARDEN

The rear garden is private with decking abutting the property and step down to lawn with hedged border to rear, water tap and a fenced boundary.

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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.

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.

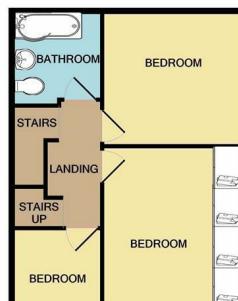


GROUND FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

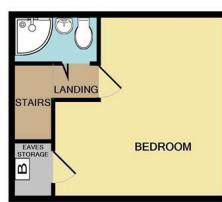
TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order can be given.

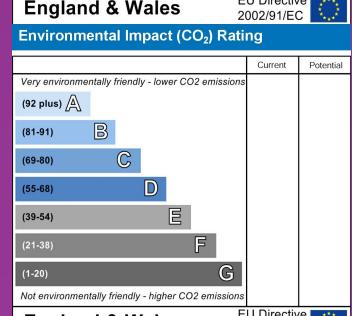
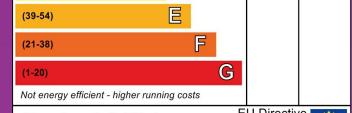
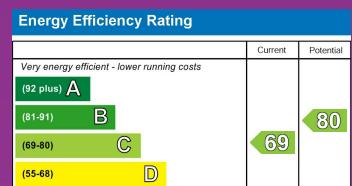
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1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



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