

21 HAZELDENE
MONKSEATON NE25 9AL
£305,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **CONTEMPORARY KITCHEN**
- **STYLISH FAMILY BATHROOM WC**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **FRONT GARDEN WITH DRIVEWAY PARKING FOR UP TO TWO CARS**
- **WEST FACING REAR GARDEN**
- **EPC RATING D**

This immaculately presented, semi detached house is perfectly located in a much sought after residential area. It boasts a wealth of modern features and is ideal for a family.

This is a three bedroom property set over two floors. Ground floor: two reception rooms, kitchen. First floor: three bedrooms, bathroom WC. Externally: front garden with driveway parking and access to side storage area. West facing rear garden.

The condition, location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Monkseaton is a characterful place which proudly holds on to its history, whilst moving seamlessly with the times.

This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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VESTIBULE

Enter through composite front door with decorative glazed inserts into the vestibule. With UPVC double glazed windows, tiled flooring and timber door incorporating stained glass inserts leading into the entrance hallway.



ENTRANCE HALLWAY

With ceiling coving, ceiling rose, UPVC double glazed stained glass window, under stairs cupboard, single radiator and wood flooring. There are stairs with spindles up to the first floor and doors to reception room one and kitchen.



RECEPTION ROOM ONE

16'0" x 12'4"

(measurements into bay and recess)

Reception room one is beautifully presented and front facing with ceiling cornices, picture rail, UPVC double glazed walk in bay window including stained glass upper panes, built in low level units to both recesses, TV point and single radiator.

There is also a cast iron feature fireplace with gas fire. Open to reception room two.



RECEPTION ROOM TWO

16'11" x 12'0"

(measurements into bay and recess)

Reception room two is bright, versatile and rear facing with ceiling cornices, picture rail, double radiator with decorative cover and hard wood flooring. There is a UPVC double glazed walk in square bay window with leaded panes and French doors leading to the rear garden.

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KITCHEN

10'7" x 9'11"

Fabulous, contemporary kitchen benefitting from wall, base and drawer units including under cabinet lighting and pull out integrated bin storage, contrasting worktops incorporating single bowl sink, mixer taps, drainer and tiled splashbacks. Integrated appliances include wine cooler, single oven, five ring gas hob with glass splash back and chimney hood, dishwasher and washing machine. Space for fridge freezer. There are recessed ceiling spotlights, cupboard housing the boiler, built in under stairs storage cupboard and UPVC double glazed window.

LANDING

With UPVC double glazed stained glass window, loft access and doors to bedrooms and bathroom.



BEDROOM ONE

15'11" x 11'5"

(measurements into bay and recess)

Bedroom one is stylish and front facing with ceiling coving, picture rail, UPVC double glazed walk in bay window with leaded upper panes, TV point and single radiator. There is a cast iron feature fireplace with tiled hearth.

BEDROOM TWO

12'8" x 11'2"

Bedroom two is modern and rear facing with picture rail, UPVC double glazed window incorporating leaded upper panes, built in cupboard to one recess, TV point and single radiator. There is also a cast iron feature fireplace.

BEDROOM THREE

8'11" x 7'2"

Bedroom three is front facing with UPVC double glazed window incorporating leaded upper panes, stripped wood flooring and single radiator.

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BATHROOM WC

8'2" x 7'4"

Beautiful family bathroom benefitting from free standing bath with central mixer taps and shower attachments, half pedestal wash basin and low level WC. There are partially tiled walls, chrome towel warmer, tiled flooring and two UPVC double glazed obscured windows.



FRONT GARDEN

Low maintenance front garden with block paved driveway parking for up to two cars. There is a door to the side storage area and the boundary is marked by a fence to one side and a low wall with railings to the other.



REAR GARDEN

Beautiful, West facing rear garden with lawn, borders, mature shrubs, decking and water tap. The boundary is marked by a fence.



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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

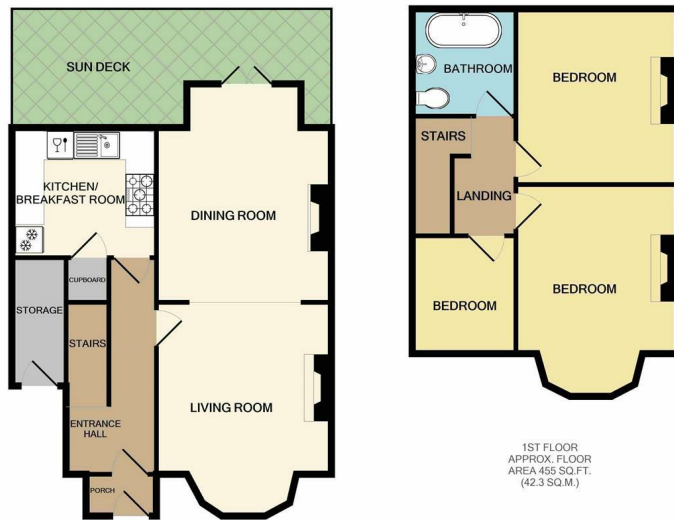
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



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 561 SQ.FT.
(52.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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