



Crawford Place

Monkseaton

A fabulous, 1920's extended semi-detached family home just a short walk from Monkseaton Village, Metro, popular schools and amenities. Crawford Park, Churchill Playing fields and our wonderful coastline is also close by, offering a superb outdoor lifestyle for the family. This lovely home has been substantially improved and extended over the years to offer space, light and flexibility throughout. Spacious entrance hallway, lounge with feature bay window, fireplace and gas, living flame fire, bi-fold doors open through to the separate dining room with French doors out to the garden area. The breakfasting kitchen showcases a stylish range of units, Belfast sink, breakfast bar and access through to the inner hallway, utility area, downstairs cloaks/w.c. and double garage. There is also additional access out to the garden area. There are three excellent sized bedrooms to the first floor and a contemporary bathroom with shower. The principle bedroom on the second floor has fantastic space and light with delightful dual aspect. Beautiful, mature garden to the rear with patios, lawned area and decking. double width driveway to the front and double garage.

£425,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: hardwood flooring, radiator, staircase up to the first floor, under-stair cupboard, door to:

LOUNGE: (front): 15'8 x 12'2, (4.78m x 3.71m), with measurements into alcoves and double-glazed bay window, attractive feature fireplace with gas, coal effect fire, radiator, bi-fold doors opening to:

DINING ROOM: (rear): 12'7 x 11'7, (3.84m x 3.53m), into alcoves, storage into alcoves, radiator, double glazed French doors out to the garden, door to:

BREAKFASTING KITCHEN: (rear): 18'1 x 7'3, (5.51m x 2.21m), a gorgeous family breakfasting kitchen with breakfast bar, incorporating a range of stylish base, wall and drawer units, high gloss and solid wood worktops, Belfast sink with mixer taps, gas point, plumbing for dishwasher, two vertical radiators, brick effect tiling, spotlights to ceiling, two double glazed windows, tile effect flooring, pantry cupboard, door to:

INNER HALLWAY: tiled floor, double glazed door out to the garden, door into garage, open to:

UTILITY AREA: plumbed for automatic washing machine, radiator, wood worktop, fitted wall unit, modern flooring

DOWNSTAIRS CLOAKS/WC.: hand washbasin, low level w.c., chrome ladder radiator, double glazed window, tiled splashback

FIRST FLOOR LANDING AREA: staircase to the second floor, double glazed window, door to:

FAMILY BATHROOM: 7'7 x 7'7, (2.31m x 2.31m), a contemporary family bathroom, comprising of, bath, chrome shower, pedestal washbasin, low level w.c., cupboard housing combination boiler, modern tiling, two double glazed windows, modern flooring, radiator

BEDROOM TWO: (front): 12'0 x 10'8, (3.66m x 3.25m), into alcoves, radiator, double glazed window

BEDROOM THREE: (rear): 11'11 x 11'9, (3.63m x 3.58m), into alcoves, radiator, double glazed window

BEDROOM FOUR: (front): 8'4 x 7'7, (2.54m x 2.31m), radiator, double glazed window

SECOND FLOOR LANDING AREA: through to:

BEDROOM ONE: (dual aspect): 17'1 x 13'9, (5.21m x 4.19m), some restricted headroom, four Velux windows, spotlights to ceiling, storage into alcoves, beautiful views towards Crawford Park



EXTERNALLY: a gorgeous, enclosed rear garden of excellent proportions, paving, decked patio, lawn, borders, shrubs and hedging. To the front there is a spacious double width driveway **and** double garage with measurements of 18'3 x 16'6, (5.56m x 5.03m), electric points, hot & cold running water supply to sink and washing machine, storage, electric up and over door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

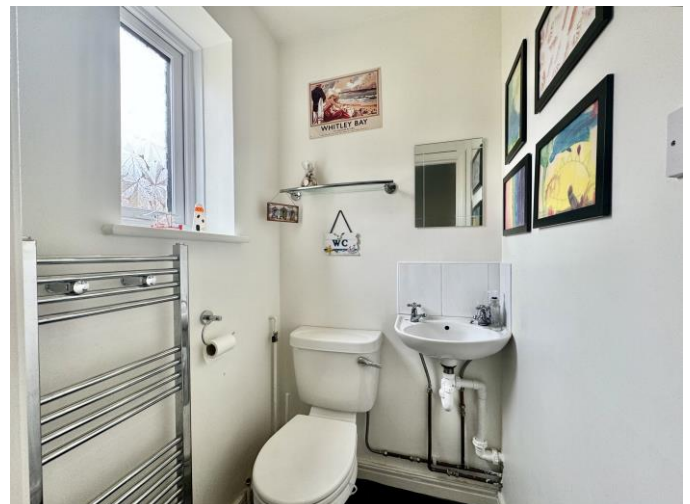
TENURE

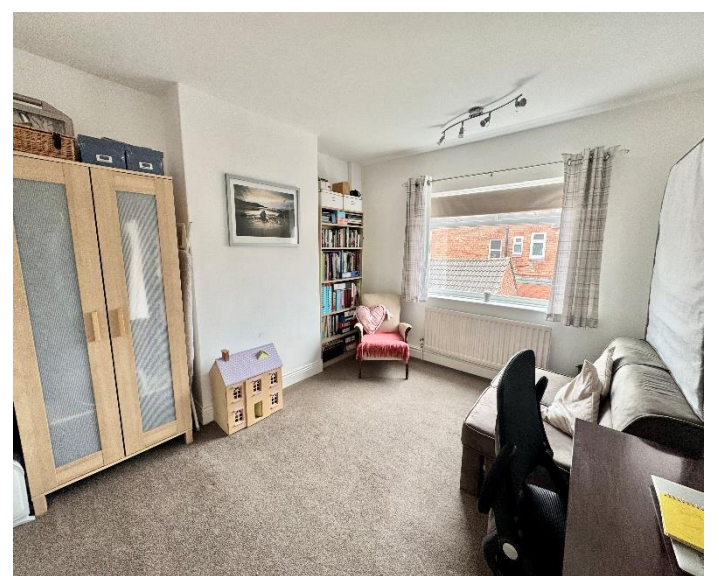
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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