



## 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: C**

WB3044.AI.DB.15.04.2025V2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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