







3



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- Semi Detached House
- Three Bedrooms
- Garage
- Off Street Parking
- Gardens to Front & Rear
- Sought After Location
- Good Transport Links
- Close To Local Amenities
- Video Tour Available
- MUST BE VIEWED







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/njUtOWNcMpE> \*\***

Jan Forster Estates are pleased to welcome to the market this traditional style semi detached house situated in the highly sought after Seatonville Road in Monkseaton. With Crawford Park right on its doorstep, the location also offers great access to well regarded schools, shops, local bus and Metro links.

Briefly comprising to the ground floor:- Entrance hallway, lounge with bay window, sitting room with feature fireplace and looking out to the rear garden, and dining room leading to the kitchen with fitted wall and floor units along with access to the rear garden and garage. To the first floor, there are three good-sized bedrooms; the main with built-in wardrobes, and there is a four piece family bathroom WC.

Externally to the front, there is an easy to maintain garden and driveway providing off-street parking leading to the attached garage, and to the rear, there is a lovely South-Westerly facing garden with lawned and patio areas; a perfect space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this family home. To arrange yours and for more information, please call our sales team on 0191 257 2000.

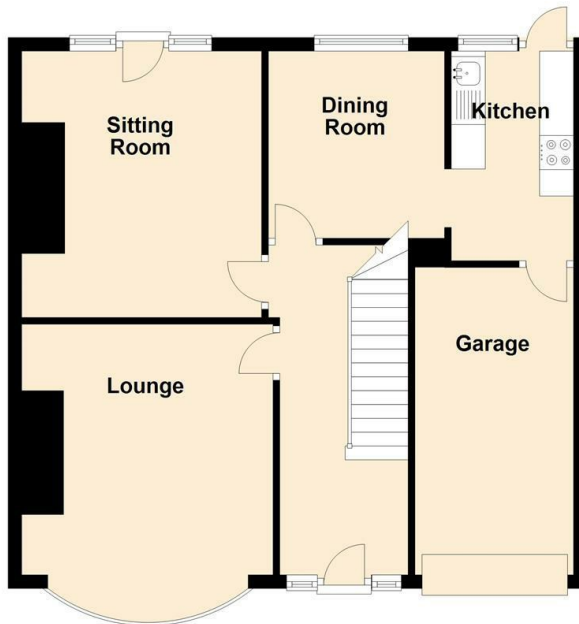
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

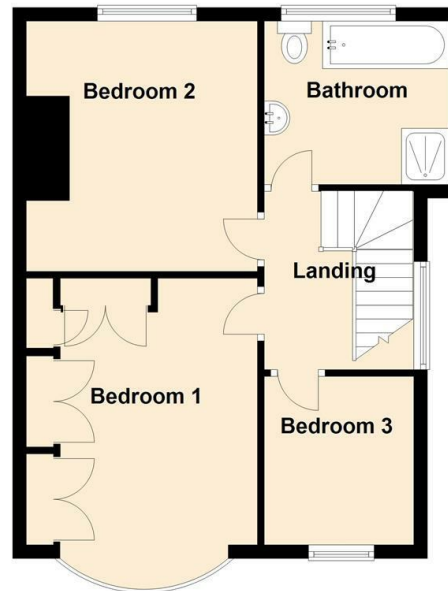
Council Tax band \*C\*



Ground Floor



First Floor



Lounge 12'2" x 14'4" (3.72 x 4.37)

Sitting Room 12'10" x 11'8" (3.93 x 3.57)

Dining Room 8'5" x 9'0" (2.59 x 2.76)

Kitchen 5'10" x 10'1" (1.80 x 3.09)

Bedroom One 8'9" x 14'3" (2.67 x 4.35)

Bedroom Two 11'3" x 12'6" (3.44 x 3.82)

Bedroom Three 8'2" x 7'2" (2.49 x 2.20)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

## The difference between house and home

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