



## Hendersyde Close, Windsor Crescent

- Detached family home
- Three bedrooms
- Lounge/dining room
- Kitchen
- Bathroom/w.c
- No onward chain

**Offers Over £225,000**



Win0191 267 1031  
120 Roman Way, West Denton, NE5 5AD

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)

# Hendersyde Close, Windsor Crescent, NE5 4BF

Tastefully presented detached family home is offered with no onward chain, this desirable house has latest style floor coverings complimented by fashionable décor.

Internally the accommodation comprises an entrance hall which leads to an open plan lounge/dining room incorporating spindle staircase to the first floor, French doors leading to the garden, kitchen with an extensive range of high gloss finish, granite work tops and splashbacks with integrated appliances including oven, hob with extractor hood over, fridge, freezer, and dishwasher. Completing the ground floor layout is a side lobby/utility room and excellent guest cloakroom/w.c.

To the first floor there are three nicely proportioned bedrooms and family bathroom/w.c with white four-piece suite incorporating both bath and shower cubicle.

Externally there is a garage with driveway, mature rear garden offering a high degree of privacy and front garden. An internal viewing is highly recommended to appreciate the accommodation and location on offer.

#### Entrance Lobby

Double glazed UPVC entrance door.

#### Cloakroom/w.c

Fitted with a low level w.c with concealed cistern, vanity wash hand basin, part tiled walls, central heating radiator, tiled flooring, recessed spotlights and a double glazed window.

#### Open plan lounge/dining room

Lounge area 14' 0" x 14' 0" incorporating spindle staircase (4.26m x 4.26m)

Luxury vinyl flooring, feature chimney breast with marble lined display recess, two central heating radiators, television point, coving to ceiling, double glazed window to the front and open to:-

#### Dining area 9' 5" x 9' 10" (2.87m x 2.99m)

Central heating radiator, luxury vinyl flooring and double glazed French doors leading to the rear garden.

#### Kitchen 9' 7" x 8' 6" (2.92m x 2.59m)

Fitted with a range of wall and base units with Granite work surfaces over and upstands, 1 ½ stainless steel sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, eyelevel oven, dishwasher and fridge/freezer, tiled flooring, double glazed window to the rear and door to:-

#### Side Lobby

Fitted with a range of wall and base units with granite work surfaces, plumbing for an automatic washing machine, tiled flooring and a double glazed UPVC door to side.

#### First floor landing

Loft access.

#### Bedroom One 14' 8" x 9' 4" Max (4.47m x 2.84m)

Double glazed window to the front, central heating radiator, coving to ceiling and television point.

#### Bedroom Two 13' 0" x 10' 6" Into built in wardrobes, Max (3.96m x 3.20m)

Double glazed window, coving to ceiling and central heating radiator.

#### Bedroom Three 10' 1" x 7' 3" Plus over stairs storage cupboard (3.07m x 2.21m)

Double glazed window to the front and central heating radiator.

#### Bathroom/w.c

Fitted with a four-piece bathroom suite comprising low level w.c with concealed cistern, vanity wash hand basin, part tiled walls, recessed spotlights, bath with Mosaic tile surround, shower cubicle, luxury vinyl flooring and a double glazed window to the rear.

#### Externally

##### Front Garden

Block paved drive and lawn garden to the side.

##### Rear Garden

Enclosed lawn garden with decked area and block paved seating area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

#### MINING

The property is not known to be on a coalfield and/not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

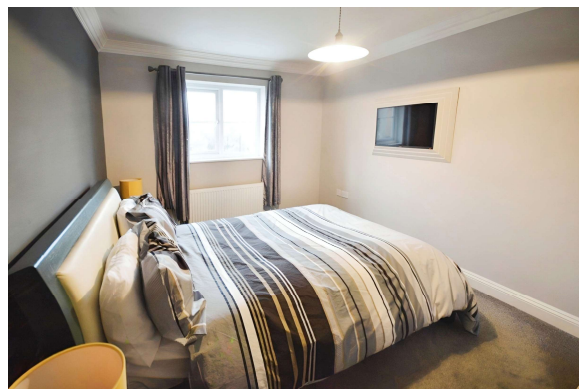
#### TENURE

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

WD7684/BJ/EM/11.03.2024/V.1



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