



## Crosslands Court, Westerhope

- Semi detached house
- Two bedrooms
- Modern fitted kitchen
- Cloakroom/w.c
- Bathroom/w.c

**£170,000**



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# Crosslands Court,

## Westerhope, NE5 4EQ

Situated on Crosslands Court in Westerhope is this modern semi detached house.

Internally the accommodation briefly comprises, an entrance hallway, cloakroom/w.c, lounge with French doors leading to the rear garden, a modern fitted kitchen with integrated appliances including oven hob and extractor, fridge/freezer and washing machine.

To the first floor landing there are two good sized bedrooms and a family bathroom.

Externally there are front and rear gardens, there is offers off street parking with side access gate leading to the rear. The rear garden is enclosed with lawn, gravel and decked area.

Westerhope is within close proximity to the central motorway the A1 and A69 trunk roads can be easily reached linking to the central motorway network. There are a good range of local services with a number of schools, shops, and recreational facilities.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Central heating radiator.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin with tiled splash back, central heating radiator and a double glazed window to the front.

Kitchen 11' 7" x 7' 5" (3.53m x 2.26m)

Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, central heating radiator, integrated appliances including hob with oven below and extractor hood over and fridge/freezer, and a double glazed window to the front.

Lounge 14' 6" Max, including storage cupboard x 11' 0" Max (4.42m x 3.35m)

Double glazed French doors leading to the rear garden, central heating radiator and television point.

Landing

Loft access.

Bedroom One 14' 7" x 8' 10" (4.44m x 2.69m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 14' 6" Including storage cupboard x 7' 7" Max (4.42m x 2.31m)

Double glazed window to the front, central heating radiator and storage cupboard.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, panel bath with shower over, pedestal wash hand basin, chrome heated towel rail and a double glazed window.

Externally

Front Garden

Driveway to front with lawn and gravel area to side, and side access gate.

Rear Garden

Enclosed garden which is laid to lawn with gravel and paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 150 Years from 2016

Ground Rent: £125 per annum

Service Charge: £17 per month

COUNCIL TAX BAND: C

EPC RATING: B

WD7940/BW/EM/29.07.2024/V.1



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**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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