



ROOK
MATTHEWS
SAYER

Windsor Crescent, Westerhope
Asking Price:- £285,000

Windsor Crescent Westerhope, NE5 2LU

- Extended family home
- Immaculate open plan kitchen/diner
- Four bedrooms
- Family bathroom/w.c
- Ensuite to main bedroom
- Front and rear gardens

Asking Price: £285,000

Welcome to this delightful semi-detached property that is immaculately presented and ready to become your perfect family home.

The property is presented to a high standard and internally comprises an entrance hall, cloakroom/w.c, lounge, utility room and open plan kitchen/dining room with integrated appliances and double glazed sliding doors leading to the rear garden.

The property boasts four bedrooms, providing ample space for a growing family. The master bedroom features its own en-suite, there is also a large four piece bathroom which has a luxurious free-standing bath.

The property is ideally located with local amenities and schools nearby. It offers the perfect balance of convenience and tranquillity, making it a great place for families.

In summary, this is a fantastic opportunity to purchase a beautifully presented, semi-detached property in a desirable location.

Rook Matthews Sayer would highly recommend an internal viewing.

Entrance Hall

Central heating radiator, under stair storage cupboard, double glazed window, tiled flooring, and stairs up to the first floor.

Cloakroom/w.c

Fitted with a low level w.c and wash hand basin with tiled splash back.

Lounge 12' 5" Into bay x 13' 5" In alcove (3.78m x 4.09m)

Double glazed bay window to the front, central heating radiator and feature fireplace.

Kitchen 30' 11" Max x 16' 9" Plus recess (9.42m x 5.10m)

Fitted with a range of wall and base units with work surfaces over, tiled splash back, double sink with mixer tap, integrated appliances including electric hob with extractor hood over, double oven and dishwasher, television point, tiled flooring, recessed downlights, double glazed window, four double skylight windows and double glazed sliding doors opening to the rear garden.

Utility Room 9' 2" x 7' 8" (2.79m x 2.34m)

Plumbing for an automatic washing machine and door leading to garage space.

Landing

Storage cupboard, loft access and stair up to loft.

Bedroom One 10' 8" Plus large recess x 9' 6" Max (3.25m x 2.89m)

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

Ensuite

Fitted with a low level w.c, pedestal wash hand basin, double shower cubicle, chrome heated towel rail, tiled walls and flooring, recessed downlights and a double glazed window.

Bedroom Two 10' 6" Max x 10' 5" Max (3.20m x 3.17m) (Restricted height)

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

Bedroom Three 10' 5" Max x 7' 0" Plus recess (3.17m x 2.13m)

Double glazed window and a central heating radiator.

Bedroom Four 10' 3" x 7' 10" (3.12m x 2.39m)

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

Bathroom/w.c 10' 5" Max x 7' 7" Max (3.17m x 2.31m)
Fitted with a four piece white bathroom suite comprising low level w.c, bath with free standing tap and shower mixer, walk in shower cubicle, vanity wash hand basin, chrome heated towel rail, recessed downlights and a double glazed window.

Externally

Front Garden

Block paved drive providing parking for two vehicles and leading to the garage space.

Rear Garden

Enclosed garden with paved and decked seating areas, pond and steps up to hot tub.

Garage (Storage only) 9' 7" x 6' 4" (2.92m x 1.93m)

Door width 6' 11" (2.11m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Driveway and street parking

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: TBC

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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.



