



North Crescent Stakeford

- Detached House
- Three/ Four Bedroom
- Two Reception Room
- Downstairs Wet room
- EPC:D/Council Tax:D/Freehold

Auction Guide Price £225,000+



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North Crescent

Stakeford NE62 5JH

Entrance Porch

Access via UPVC entrance door, double glazed window to front.

Entrance Hallway

Stairs to first floor landing, radiator, storage cupboard, tiled flooring.

Downstairs Wc 4.58ft x 3.07ft (1.39m x 0.93m)

Double glazed window, low level wc, washing hand basin (set in vanity unit), tiled walls, single radiator.

Lounge 15.56ft x 17.31ft into window recess (4.74m x 5.27m)

Double glazed window to front, double radiator, electric fire.

Second Reception Room 11.86ft x 17.00ft max into bay **Currently used as Bedroom** (3.61m x 5.18m)

Double glazed bay window to side, double radiator.

Downstairs Wet room 12.88ft x 11.80ft (3.92m x 3.59m)

This has been specially adapted for disabled mobility needs, double glazed window to side, low level wc, pedestal wash hand basin, rhapsody bath with mobile hoist, shower, towel rail, double radiator.

Kitchen 13.66ft x 6.98ft (4.16m x 2.73m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in fan assisted double oven, electric hob with extractor fan above, space for American style fridge freezer, plumbed for washing machine and dishwasher, tiling to floor, storage cupboard, spotlights, double glazed window to side.

Sun Room 9.71ft x 7.91ft (2.95m x 2.41m)

Double glazed window to rear, double radiator, patio doors.

First Floor Landing

Double glazed window to side.

Loft

Partially boarded, pull-down ladders, lighting and power.

Bedroom One 13.66ft x 12.39ft (4.16m x 3.77m)

Double glazed window to front and side, double radiator.

Bedroom Two 11.96ft x 14.59ft + wardrobes (3.64m x 4.44m)

Double glazed window to side, double radiator, fitted wardrobes.

Bedroom Three 9.18ft max x 8.77ft (2.79m x 2.67m)

Double glazed window to front, single radiator, built in cupboard.

Bathroom 9.06ft x 6.56ft (2.76m x 1.99m)

Three-piece white suite comprising of panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

External

Front Garden laid mainly to lawn, walled surrounds, block paved driveway leading to garage. Rear garden laid mainly to lawn, additional rear garden, paved with greenhouse.

Outhouse 11.12ft x 16.11ft (3.38m x 4.91m)

Detached outhouse with power and lighting.

Outside storage areas/ Outside Wc 8.99ft x 6.61ft (2.74m x 2.01m)

Low level wc

Garage

Detached garage with electric door.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair access, property has a wet room

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: D

EPC RATING: D

BD008016JY/SO.15.08.2024.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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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