

O'Hanlon Crescent Wallsend

A fantastic opportunity to purchase this superb family semi-detached house. Boasting one of the largest plots on the estate with an extensive, South-West facing rear garden with delightful open aspect. Located on the sought after High Farm Estate, close to major transport links to the City Centre and A19 North and South. The property is also within walking distance to local schools, shops and bus routes. There is also a front garden and large, multi-car side driveway. Entrance lobby, lounge with feature bay window, fireplace and electric fire. stylish and modern family kitchen with integrated appliances, inner hall, contemporary downstairs bathroom with shower, first floor landing, and two double bedrooms to the first floor. Gas radiator central heating system, double glazing. The rear garden is extensive with patio, decking, lawn and large shed, beautiful open aspect. Front garden and large side driveway.

£150,000









O'Hanlon Crescent Wallsend

Double Glazed Entrance Door to:

ENTRANCE LOBBY: radiator, door to:

LOUNGE: (front): 14'2 x 12'1, (4.32m x 3.68m), with measurements into feature double glazed bay window and alcoves, radiator, feature fireplace, electric fire, door to:

KITCHEN: (rear): 16'2 x 6'8, (4.93m x 2.07m), incorporating a stylish range of fitted base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, integrated dishwasher and washing machine, single drainer sink unit with mixer taps, double glazed window, radiator, brick effect tiling, tiled floor, door to:

REAR HALL: double glazed door out to garden, tiled floor, door to:

FAMILY BATHROOM: contemporary family bathroom, comprising of, bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome ladder radiator, double glazed window

FIRST FLOOR LANDING AREA: large storage cupboard, double glazed window, loft access to part boarded loft area, door to:

BEDROOM ONE: (front): 13'0 x 9'5, (3.96m x 2.89m), radiator, double glazed window

BEDROOM TWO: (rear): 9'5 x 8'9, (2.89m x 2.71m), radiator, double glazed window

EXTERNALLY: a stunning plot to the rear providing perfect outdoor space for those enjoying a garden area. Boasting a South-Westerly aspect with fabulous open views. The garden has extensive lawn, patio, decking and a large shed. Gated access takes you through to the front garden area and large, block paved, multi-car driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains

Heating: Mains/Electric

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

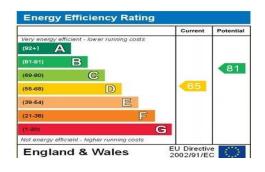
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

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: A EPC RATING: D

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Money laundaring Regulations a intending nurchassers will be asked to produce original identification documentation at a later stage and we would

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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