



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

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

