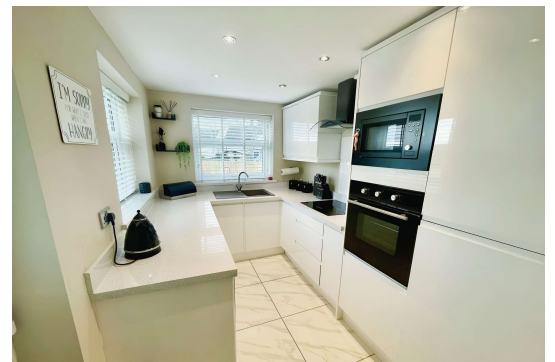




Hewley Crescent, Throckley

- Semi detached house
- Three bedrooms
- Modern fitted kitchen
- Two reception rooms
- No onward chain

£150,000



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Hewley Crescent, Throckley, NE15 9AT

Introducing this immaculate semi-detached house, currently listed for sale. The property exhibits excellent conditions and is ideally suited for first-time buyers or families looking to settle down.

This charming house internally comprises entrance porch, hallway, lounge, dining room and modern fitted kitchen with integrated appliances. Additionally, the property features three generously spaced bedrooms and a family bathroom/W.C.

Located conveniently close to public transport links, this property ensures easy commuting. For those with children, the nearby schools are an added advantage. Not to mention, the local amenities are just a stone's throw away, making your daily errands a breeze.

In summary, this property provides a perfect blend of comfort and convenience. With its immaculate condition, number of rooms, and favourable location, it offers a fantastic opportunity for families or first-time buyers. Don't miss out on this remarkable opportunity!

Entrance Porch
Tiled flooring and recessed downlights.

Hall
Double glazed window to the side, central heating radiator, tiled flooring, under stair storage cupboard and stairs up to the first floor.

Lounge 14' 0" x 10' 8" Plus recess (4.26m x 3.25m)
Double glazed window to the front and a central heating radiator.

Dining Room 20' 11" Plus recess x 9' 2" Plus recess (6.37m x 2.79m)
Fitted base units with work surfaces over and upstands, double glazed window to the side, central heating radiator, tiled flooring and double glazed French doors leading to the rear garden.

Kitchen 20' 3" Plus cupboard x 7' 2" Plus recess (6.17m x 2.18m)
Fitted with a range of wall and base units with work surfaces over and upstand, sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, oven and microwave, recessed downlights, tiled flooring, double glazed windows to the rear and side and door leading to the rear garden.

Landing
Loft access and a double glazed window to the side.

Bedroom One 13' 11" Max x 11' 2" Plus cupboard and recess (4.24m x 3.40m)
Double glazed window to the front, central heating radiator and storage cupboard.

Bedroom Two 8' 11" Plus cupboard and recess x 14' 0" Max (2.72m x 4.26m)
Double glazed window to the rear, central heating radiator and storage cupboard.

Bedroom Three 8' 7" x 7' 11" Max (2.61m x 2.41m)
Double glazed window to the front, central heating radiator and storage cupboard.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level W.C with concealed cistern and vanity wash hand basin, panel bath with shower over and screen, recessed downlights, heated towel rail, tiled flooring and walls and a double glazed window to the rear.

Externally
Front Garden
Artificial lawn with block paved path and side access leading to the rear garden.

Rear Garden
Large enclosed rear garden which is mainly gravelled with artificial lawn areas.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No
Parking: On 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.

EPC RATING: D
COUNCIL TAX BAND: A

WD8190/CC/EM/04.03.2025/V.1



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

