



ROOK
MATTHEWS
SAYER

Mooney Crescent, Callerton
Asking Price: £425,000

Mooney Crescent, Callerton, NE5 1BX

- Detached family home
- Modern fitted kitchen/dining and utility room
- Ensuite to three bedrooms
- Cloakroom/W.C
- Double garage
- Well presented throughout

£425,000

Presenting for sale, a neutrally decorated five-bedroom detached house, situated in a location with excellent public transport links, nearby schools, and local amenities. This property boasts an array of unique features, setting it apart from the rest.

The ground floor comprises an entrance hall, lounge, modern fitted kitchen/dining room including integrated appliances, separate cloakroom/w.c and utility room.

With five bedrooms to the first floor, three of which include en-suite facilities and built-in wardrobes, this property offers ample living and storage space. The first, second and third bedrooms are all en-suite, providing a private and luxurious space for residents. The fourth bedroom is equally as impressive with its built-in wardrobes, guaranteeing plenty of room for storage. There is also a family bathroom/W.C.

Additional unique features include a double garage, providing secure parking or additional storage space. Externally there are front and rear gardens. The front is mainly block paved leading to the double garage. The rear offers an enclosed lawn garden with paved seating area.

This property offers a rare opportunity to acquire a substantial and well-located home. Book a viewing today to fully appreciate this property's potential.

Entrance Hall
Stairs up to the first floor.

Lounge 19' 2" Into bay x 10' 11" (5.84m x 3.32m)
Double glazed bay window to the front, television point and a central heating radiator.

Kitchen 15' 11" Max x 9' 6" Max (4.85m x 2.89m)
Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with stainless steel splash back and extractor hood over, eye level oven and grill, fridge/freezer, dishwasher and wine cooler, recessed downlights, double glazed window to the rear and door to utility room.

Dining room 13' 2" Max x 9' 7" Max (4.01m x 2.92m)
Television point, central heating radiator, double glazed bi-folding doors leading to the rear garden.

Utility Room 6' 4" Plus door recess x 5' 4" Max (1.93m x 1.62m)
Fitted with a range of wall and base units with work surfaces over and upstand, plumbing for an automatic washing machine, space for tumble dryer, central heating boiler, doors leading to the rear garden, garage, and cloakroom/W.C.

Cloakroom/W.C
Fitted with a low level w.c, pedestal wash hand basin, central heating radiator and part tiled walls.

Landing
Central heating radiator, storage cupboard, loft access and airing cupboard.

Bedroom One 16' 10" Max x 9' 3" Including wardrobes (5.13m x 2.82m)
Double glazed window to the front, central heating radiators and fitted wardrobes.

Ensuite
Fitted with a low level W.C, double shower cubicle, pedestal wash hand basin, part tiled walls and a double glazed window.

Bedroom Two 11' 1" Including wardrobes plus recess x 10' 11" Max (3.38m x 3.32m)
Double glazed window to the front, central heating radiators and fitted wardrobes.

Ensuite
Fitted with a low level W.C, double shower cubicle, wall mounted wash hand basin, part tiled walls, central heating radiator and a double glazed window.

Bedroom Three 10' 4" Max including wardrobes x 9' 1" Max including wardrobes (3.15m x 2.77m)
Double glazed window to the rear, central heating radiators and fitted wardrobes.

Ensuite
Fitted with a low level W.C, double shower cubicle, wall mounted wash hand basin, part tiled walls and a central heating radiator.

Bedroom Four 10' 5" x 8' 3" Including wardrobes
(3.17m x 2.51m)

Double glazed window to the rear, central heating radiators and fitted wardrobes.

Bedroom Five 10' 3" x 6' 6" (3.12m x 1.98m)

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

Bathroom/W.C

Fitted with a three piece white bathroom suite comprising low level w.c, wall mounted wash hand basin, panel bath, central heating radiator and a double glazed window.

Externally

Front Garden

Lawn garden with block paved drive providing parking for two vehicles and leading to the double garage. There is also a side access gate to the rear.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved seating area.

Double garage 16' 8" Max x 16' 6" Max (5.08m x 5.03m)

Door width per door 7' 4" (2.23m)

Up and over doors, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

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: B

COUNCIL TAX BAND: E

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