



ROOK
MATTHEWS
SAYER

Windsor Crescent, Westerhope
Asking price: - £305,000

Windsor Crescent, Westerhope, NE5 2LU

- Extended family home
- Four bedrooms
- Open plan kitchen/dining room
- Bathroom/W.C
- Ground floor shower room/W.C
- No onward chain

Asking Price: - £305,000

We are delighted to present this extended family home, now available for sale. This charming property stands out because of its desirable location that is well-connected with public transport links, nearby schools, and local amenities, making it an ideal home for families.

The accommodation includes an entrance hall leading to open plan kitchen/dining room, utility room, lounge, ground floor bedroom and shower room/W.C. To the first floor there are three bedrooms and a four piece bathroom/W.C. Externally there are front and rear gardens, the front offering off street parking for two vehicles.

One of the key features of this property is that there is no onward chain, providing prospective buyers with a streamlined and potentially quicker purchasing process.

This house truly is a gem in the heart of the city, offering a blend of comfort, convenience, and modern living. Its perfect location and well-planned layout make it a desirable choice for families looking for their forever home. Don't miss this opportunity to own a home in this fantastic location.

Entrance Hall

Double glazed windows to the front and side, tiled flooring with under floor heating, central heating radiator and stairs up to the first floor.

Kitchen 18' 10" x 20' 7" Plus recess (5.74m x 6.27m)

Open plan kitchen/diner with seated living area, fitted with a range of wall and base units with units with work surfaces over, splash back tiles, gas cooker point with extractor hood over, integrated dishwasher, centre island with sink with mixer tap, tiled flooring with under floor heating, storage cupboard, two Velux windows, a double glazed window to the rear and double glazed French doors leading to the rear garden.

Lounge 14' 5" Max into bay x 7' 3" (4.39m x 2.21m)

Double glazed bay window to the front and a central heating radiator.

Shower room/W.C

Fitted with a low level W.C with concealed cistern, vanity wash hand basin, walk in shower, recessed downlights, part tiled walls and tiled flooring.

Utility Room

Plumbing for an automatic washing machine, central heating boiler, tiled flooring, and recessed downlights.

Bedroom One 11' 4" Plus recess x 10' 4" Max (3.45m x 3.15m) (Ground floor bedroom)

Double glazed window to the rear and tiled flooring with under flooring heating.

Landing

Laminate flooring and a double glazed window to the side.

Bedroom Two 10' 6" Plus recess x 10' 3" Max (3.20m x 3.12m)

Double glazed window to the front, central heating radiator, laminate flooring, and recessed downlights.

Bedroom Three 13' 9" Plus recess x 9' 4" Plus wardrobes (4.19m x 2.84m)

Laminate flooring, central heating radiator, recessed downlights, fitted wardrobe with mirrored doors and feature fireplace with inset fire.

Bedroom Four 10' 3" x 7' 8" Plus recess (3.12m x 2.34m)

Double glazed window to the rear, central heating radiator and laminate flooring.

Bathroom/W.C

Fitted with a four piece bathroom suite comprising low level w.c, free standing bath with shower mixer tap, corner shower cubicle, vanity wash hand basin, recessed down lights, two double glazed windows, part tiled walls and tiled flooring.

Externally

Front Garden

Tiled area, side access gate and tarmac drive providing parking for two vehicles.

Rear Garden

Enclosed garden which is mainly laid to lawn with tiled seating area, gravel borders and two garden sheds.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway and 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: B

WD5524/CC/EM/28.03.2025/V.1



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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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