



Hartside Crescent Winlaton

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Driveway
- Rear Garden

OIEO £ 240,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

25 Hartside Crescent

Winlaton, NE21 6HL

FOR SALE IS A DELIGHTFUL THREE-BEDROOM SEMI-DETACHED HOUSE, PRESENTED IN IMMACULATE CONDITION AND SITUATED IN A LOCATION WITH EASY ACCESS TO NEARBY SCHOOLS AND LOCAL AMENITIES. THIS PROPERTY IS PERFECT FOR FAMILIES, OFFERING PLENTY OF SPACE AND A WELCOMING ENVIRONMENT.

THE PROPERTY OFFERS TWO RECEPTION ROOMS, EACH WITH ITS UNIQUE CHARM. THE FIRST RECEPTION ROOM IS SPACIOUS, FILLED WITH NATURAL LIGHT FROM THE LARGE WINDOWS AND FEATURES A COSY FIREPLACE, PERFECT FOR THOSE CHILLY EVENINGS. THE SECOND RECEPTION ROOM, ALSO KNOWN AS THE SNUG, OFFERS A MORE INTIMATE SETTING FOR RELAXATION.

THE THREE BEDROOMS ARE WELL-APPOINTED, WITH THE FIRST AND SECOND BEDROOMS OFFERING DOUBLE-SIZED ROOMS. THE FIRST BEDROOM BENEFITS FROM BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE THIRD BEDROOM IS A COMFORTABLE SINGLE ROOM, IDEAL FOR A CHILD OR AS A HOME OFFICE.

THE KITCHEN HAS BEEN RECENTLY UPDATED AND FEATURES A DINING AREA. IT PROVIDES DIRECT ACCESS TO THE GARDEN, MAKING IT PERFECT FOR AL FRESCO DINING OR A MORNING COFFEE IN THE OUTDOORS.

THE BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, PROVIDING THE BEST OF BOTH WORLDS FOR YOUR BATHING NEEDS.

AN EXCEPTIONAL FEATURE OF THIS PROPERTY IS THE GENEROUS OUTDOOR SPACE. IT BENEFITS FROM OFF-STREET PARKING AND AN EXTENDED LARGE REAR GARDEN, PERFECT FOR CHILDREN TO PLAY OR FOR HOSTING SOCIAL GATHERINGS.

IN CONCLUSION, THIS IMMACULATE SEMI-DETACHED HOUSE IS A PERFECT FAMILY HOME, WITH ITS AMPLE LIVING SPACE, MODERN FEATURES, AND CONVENIENT LOCATION.

Entrance:

External composite door, UPVC window, under stairs storage and radiator.

Lounge: 14'0" 4.27m x 10'9" 3.28m into alcove

Large UPVC window, gas log burner with oak mantle and radiator.

Kitchen Diner: 26'9" 8.15m x 11'4" 3.45m max

Open plan, Double UPVC doors to the rear, two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, integrated induction electric hob, integrated oven, microwave, waste bin, dishwasher and radiator.

Utility Room:

Velux window, fitted with a range of tall wall and base units incorporating stainless steel sink unit, plumbed for washing machine and radiator.

wc:

Low level wc, vanity sink unit and heated towel rail.

First Floor Landing:

UPVC window and access to boarded loft.

Bedroom One: 11'11" 3.63m x 9'5" 2.87m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 11'4" 3.45m into door x 7'4" 2.24m

UPVC window, storage cupboard and radiator.

Bedroom Three: 8'11" 2.72m max x 7'6" 2.29m

UPVC window and radiator.

Bathroom wc:

Two UPVC windows, bath with shower over, low level wc, pedestal wash hand basin and heated towel rail.

Externally:

To the rear of the property there is a lawned garden with decking, patio area and side access via a gate. To the front there is a block paved driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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: C

EPC RATING: TBC

RY00007094.TF.EW.07.04.2025.V.1.



Epc will go here

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

