



Westacres Crescent, Fenham, Newcastle upon Tyne NE15 7PD

**Offers over: £240,000**

We are pleased to offer for sale this delightful semi detached house.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: C

EPC Rating: D

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**Semi Detached House**

**Ground Floor Shower Room**

**Three Bedrooms**

**First Floor Bathroom**

**Three Reception Rooms**

**Driveway & Gardens**

For any more information regarding the property please contact us today

#### **Porch**

#### **Hallway**

Stairs to first floor landing. Radiator.

#### **Lounge 14' 8" into bay x 12' 4" max (4.47m x 3.76m)**

Double glazed box bay window to the front. Radiator.

#### **Second Reception Room**

##### **15' 9" into bay x 12' 5" max (4.80m x 3.78m)**

Double glazed box bay window to the rear. Radiator.  
Opens into breakfast room.

#### **Breakfast Room 9' 0" x 6' 3" (2.74m x 1.90m)**

Double glazed window to the rear. Radiator. Opens into kitchen.

#### **Kitchen 15' 9" x 10' 11" (4.80m x 3.32m)**

Double glazed window to the rear. Gas hob. Electric oven.  
Extractor hood. One and a half bowl sink/drainers.  
Plumbed for dishwasher. Door to the rear.

#### **Inner Hallway**

Door to garage. Door to shower room.

#### **Shower Room**

Skylight. Walk in shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

#### **First Floor Landing**

Frosted double glazed window to the side. Loft access.

#### **Bedroom One**

##### **14' 9" into bay x 10' 10" into wardrobe (4.49m x 3.30m)**

Double glazed box bay window to the front. Fitted wardrobe. Radiator.

#### **Bedroom Two 12' 9" x 10' 10" max (3.88m x 3.30m)**

Double glazed window to the rear. Fitted wardrobe. Radiator.

#### **Bedroom Three**

##### **7' 11" into bay x 8' 10" into wardrobe (2.41m x 2.69m)**

Double glazed window to the front. Fitted wardrobe. Radiator.

#### **Bathroom 7' 10" x 7' 10" (2.39m x 2.39m)**

Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

#### **External**

Driveway. Garden to the front and rear. Garage.

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We are pleased to offer for sale this delightful semi detached house. This property boasts a comfortable living arrangement, comprising of three well sized bedrooms, all featuring built-in wardrobes for optimal storage space. The house also contains two spacious reception rooms, ideal for both relaxation and entertaining.

The fully fitted kitchen is a notable feature, equipped to cater to all culinary needs. Furthermore, the addition of a breakfast room provides an inviting space for those early morning starts. For added convenience, the property also contains a ground floor shower room, a feature that will undoubtedly be appreciated by prospective buyers.

In addition to ample interior space, this property also offers appealing external features. It benefits from a garage and driveway, providing a secure space for vehicle parking. The substantial rear garden presents a wonderful opportunity for gardening enthusiasts or simply a serene outdoor area to enjoy on pleasant days.

The location of the property is another key attribute. The house is situated in a well-connected area with convenient public transport links, making daily commuting hassle-free. Moreover, the home is within close proximity to reputable local schools, making it an ideal choice for families. A range of local amenities are also within easy reach, adding to the convenience and quality of life offered by this property.

Overall, this house is a fantastic opportunity for those seeking a comfortable, well-located home with plenty of room for personalisation. Don't miss out on this gem in the property market.

The accommodation to the ground floor briefly comprises of porch, hallway, lounge, second reception room, breakfast room, kitchen, inner hallway and shower room. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway to the front, and gardens to the front and rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway  
The property benefits from double glazing throughout.

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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