



Cornmill Crescent Holystone

- Semi Detached
- Spacious Living
- Modern Décor Throughout
- Three Bedrooms
- Two Bathrooms

£ 249,950 Offers Over



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Cornmill Crescent

Holystone

PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to present this immaculate, semi-detached property for sale. This stunning residence, on Cornmill Crescent, Holystone, boasts three spacious double bedrooms, two bathrooms, a reception room, and a kitchen. The property's condition is pristine, accentuated by its EPC rating of B, indicating its energy efficiency.

The heart of this home is the open-plan kitchen, bathed in natural light. It is equipped with modern appliances and has enough room for a dining area, perfect for family meals or entertaining guests. The large reception room is a highlight, offering garden views through its large windows. With dual aspect windows and direct access to the garden, it creates a calm, serene atmosphere.

The master bedroom, a generously proportioned space, includes a luxurious en-suite bathroom. The other two bedrooms are also spacious double rooms, offering ample space for relaxation and rest. The property's two bathrooms are well-appointed, the family bathroom and the other serving as a private en-suite to the master bedroom.

The property's exterior is just as impressive with the unique feature of being double-fronted. Parking is available for two cars and a beautiful garden awaits to be enjoyed on sunny days.

Located in a quiet neighbourhood, this property is ideally situated. It benefits from excellent public transport links and is in close proximity to local schools and amenities, making it ideal for families and couples alike.

In conclusion, this property provides a perfect balance of comfort, functionality, and location. Its immaculate condition and unique features make it a highly desirable home.

Living Room: 10'10" x 15'02" - 3.30m x 4.62m

Dining Kitchen: 9'08" x 15'02" - 2.95m x 4.62m
W.C.

Bedroom One: 10'11" x 11'00" - 3.33m x 3.35m

En-suite: 7'10" (max) x 6'02" (max) - 2.39m x 1.88m

Bedroom Two: 10'00" x 8'07" - 3.05m x 2.62m

Bedroom Three: 10'00" x 6'04" - 3.05m x 1.93m

Bathroom: 6'07" x 5'06" - 2.00m x 1.68m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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: B

FH00008802.SD.SD.28/8/24.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.

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