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Mandarin Close, St Johns Estate  
Asking Price: £380,000

# Mandarin Close, St Johns Estate, NE5 1YP

- Detached family home
- Four bedrooms
- Ensuite to main bedroom
- Conservatory
- No onward chain
- Double garage

## Asking Price: £380,000

**A unique opportunity to purchase this detached four-bedroom house, positioned on a large plot and boasting a double garage. This property is listed for sale and requires renovation, an aspect that has been considered in the pricing.**

**The house presents a spacious accommodation with an open plan reception room and a kitchen and utility room. The property has been designed with convenience and practicality in mind, as evidenced by the built-in wardrobes in all four bedrooms. The first bedroom is further privileged with an ensuite, providing an added level of privacy and convenience.**

**Outside, the large plot provides ample space for outdoor activities and a driveway offering parking for several vehicles. A highlight of this property is the private South East facing rear garden.**

**The property is conveniently located with excellent public transport links, nearby schools, and local amenities within easy reach, making it ideal for families or professionals alike.**

**This property, while in need of modernisation, holds a wealth of potential and offers an excellent opportunity for those looking to put their own stamp on their next home. The combination of its strategic location, unique features, and the potential it holds makes it a property that simply must be viewed.**

Entrance Lobby  
Door to hall.

Hall  
Central heating radiator and stairs up to the first floor.

*Open plan lounge/dining room*  
Lounge Area 22' 11" Max x 11' 5" Max plus recess (6.98m x 3.48m)  
Dual aspect with double glazed windows to the front and rear, two central heating radiators and laminate flooring.

Dining Area 15' 1" Max x 11' 1" Plus recess (4.59m x 3.38m)  
Central heating radiator, laminate flooring and sliding doors leading to: -

Conservatory  
12' 10" Max including door recess x 11' 4" Max (3.91m x 3.45m)  
Tiled flooring, double glazed windows, electric storage cupboard and doors leading to the rear garden.

Kitchen/Diner 22' 11" Plus door recess x 9' 9" Max (6.98m x 2.97m)  
Fitted with a range of wall and base units with work surfaces over, part tiled walls, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including gas hob with extractor hood over, oven and grill, microwave and dishwasher, central heating radiator, double glazed window to the side and rear and door to:-

Cloakroom/W.C  
Fitted with a low level w.c, pedestal wash hand basin, central heating radiator and double glazed window.

Landing  
Central heating radiator, double glazed window to the front and loft access.

Bedroom One 13' 11" x 11' 6" (4.24m x 3.50m) Plus 9' 4" x 4' 2" Plus wardrobes (2.84m x 1.27m)  
Double glazed window to the front, central heating radiator, fitted wardrobes with sliding mirrored doors and loft access.

Ensuite  
Fitted with a low level w.c, pedestal wash hand basin, corner shower cubicle, central heating radiator, double glazed window and airing cupboard.

Bedroom Two 16' 9" Max x 11' 7" Including wardrobes (5.10m x 3.53m)  
Dual aspect with double glazed windows to the front and rear, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Three 9' 9" x 9' 2" Plus wardrobes (2.97m x 2.79m)  
Double glazed window to the rear, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Four 9' 9" Max x 6' 5" Plus recess (2.97m x 1.95m)  
Double glazed window to the rear, central heating radiator and fitted wardrobes with sliding mirrored doors.

### Bathroom/W.C

Fitted with a four piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath, shower cubicle, airing cupboard, central heating radiator, tiled walls and a double glazed window.

### Externally

#### Front Garden

Lawn garden with block paved drive providing parking for multiple vehicles and leading to the double garage and side access gate to rear.

#### Rear Garden

Enclosed mainly lawn garden with paved seating area.

Double Garage 14' 0" Max x 17' 6" Max (4.26m x 5.33m)

Door width 12' 7" Approx (3.83m)

### Utility Room 7' 6" x 4' 1" (2.28m x 1.24m)

Fitted base units with stainless steel sink and drainer, plumbing for an automatic washing machine and door leading to rear garden.

### PRIMARY SERVICES SUPPLY

Electricity: Solar Panels

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 1979  
Ground Rent: £12.50 per annum. No planned increase.

EPC RATING: C

COUNCIL TAX BAND: E

WD8077/BW/EM/20.11.2024/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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