



Hendersyde Close | Windsor Gardens | NE5 4BF

**Offers Over £225,000**



**3**



**1**



**1**

**Detached family home**

**Three bedrooms**

**Lounge/dining room**

**Cloakroom/W.C**

**Kitchen**

**Bathroom/W.C**

**No onward chain**

**Integrated garage**

**ROOK  
MATTHEWS  
SAYER**

Tastefully presented detached family home is offered with no onward chain, this desirable house has latest style floor coverings complimented by fashionable décor.

Internally the accommodation comprises an entrance hall which leads to an open plan lounge/dining room incorporating spindle staircase to the first floor, French doors leading to the garden, kitchen with an extensive range of high gloss finish, granite work tops and splash backs with integrated appliances including oven, hob with extractor hood over, fridge, freezer, and dishwasher. Completing the ground floor layout is a side lobby/utility room and excellent guest cloakroom/w.c.

To the first floor there are three nicely proportioned bedrooms and family bathroom/W.C with white four-piece suite incorporating both bath and shower cubicle. Externally there is a garage with driveway, mature rear garden offering a high degree of privacy and front garden. An internal viewing is highly recommended to appreciate the accommodation and location on offer.

Entrance Lobby  
Double glazed UPVC entrance door.

Cloakroom/W.C  
Fitted with a low level W.C with concealed cistern, vanity wash hand basin, part tiled walls, central heating radiator, tiled flooring, recessed spotlights and a double glazed window.

Open plan lounge/dining room  
Lounge area 14' 0" x 14' 0" incorporating spindle staircase (4.26m x 4.26m)  
Luxury vinyl flooring, feature chimney breast with marble lined display recess, two central heating radiators, television point, coving to ceiling, double glazed window to the front and open to: -

Dining area 9' 5" x 9' 10" (2.87m x 2.99m)  
Central heating radiator, luxury vinyl flooring and double glazed French doors leading to the rear garden.

Kitchen 9' 7" x 8' 6" (2.92m x 2.59m)  
Fitted with a range of wall and base units with Granite work surfaces over and upstands, 1 ½ stainless steel sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, eyelevel oven, dishwasher and fridge/freezer, tiled flooring, double glazed window to the rear and door to: -

Side Lobby  
Fitted with a range of wall and base units with granite work surfaces, plumbing for an automatic washing machine, tiled flooring and a double glazed UPVC door to side.

First floor landing  
Loft access.

Bedroom One 14' 8" x 9' 4" Max (4.47m x 2.84m)  
Double glazed window to the front, central heating radiator, coving to ceiling and television point.

Bedroom Two 13' 0" x 10' 6" Into built in wardrobes, Max (3.96m x 3.20m)  
Double glazed window, coving to ceiling and central heating radiator.

Bedroom Three 10' 1" x 7' 3" Plus over stairs storage cupboard (3.07m x 2.21m)  
Double glazed window to the front and central heating radiator.

Bathroom/W.C  
Fitted with a four-piece bathroom suite comprising low level W.C with concealed cistern, vanity wash hand basin, part tiled walls, recessed spotlights, bath with Mosaic tile surround, shower cubicle, luxury vinyl flooring and a double glazed window to the rear.

Externally  
Front Garden  
Block paved drive and lawn garden to the side.

Rear Garden  
Enclosed lawn garden with decked area and block paved seating area.

**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Fibre to Cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

**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.

**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: C**

WD8300/BW/EM/11.06.2025/V.1







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