

FOR  
SALE

25 DELEVAL CRESCENT, EARSDON VIEW NE27 0FA  
£279,950



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- QUIET CUL DE SAC LOCATION
- SPACIOUS MODERN LOUNGE
- CONTEMPORARY KITCHEN DINER
- FAMILY BATHROOM WC, DOWNSTAIRS WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN
- EPC RATING C

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VESTIBULE

LOUNGE  
14'7" x 10"

KITCHEN DINER  
13'8" x 11'9"

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
16'0" x 9'2"

ENSUITE

BEDROOM TWO  
13'9" x 8'1"

BEDROOM THREE  
10'9" x 8'2"

BATHROOM WC  
6'2" x 5'7"

GARAGE  
16'4" x 8'11"

FRONT GARDEN

REAR GARDEN

## 25 DELEVEL CRESCENT, EARSDON VIEW NE27 0FA

This modern and well presented detached house was built circa 2015 and is perfectly located in a popular residential area. It boasts a wealth of modern features and is ideal for a range of buyers.

With over 970 square foot of accommodation set over two floors this beautiful property comprises to the ground floor of a spacious lounge with French doors to the rear garden, a fabulous kitchen diner benefitting from a good range of units with contrasting worktops, integrated single oven, hob, chimney hood and fridge freezer, and a downstairs WC with vanity washbasin. To the first floor there are three bedrooms, one with ensuite, and a family bathroom WC. Externally the property benefits from an attached garage, front garden with driveway parking and a rear laid to lawn garden.

The condition, location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Earsdon View offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

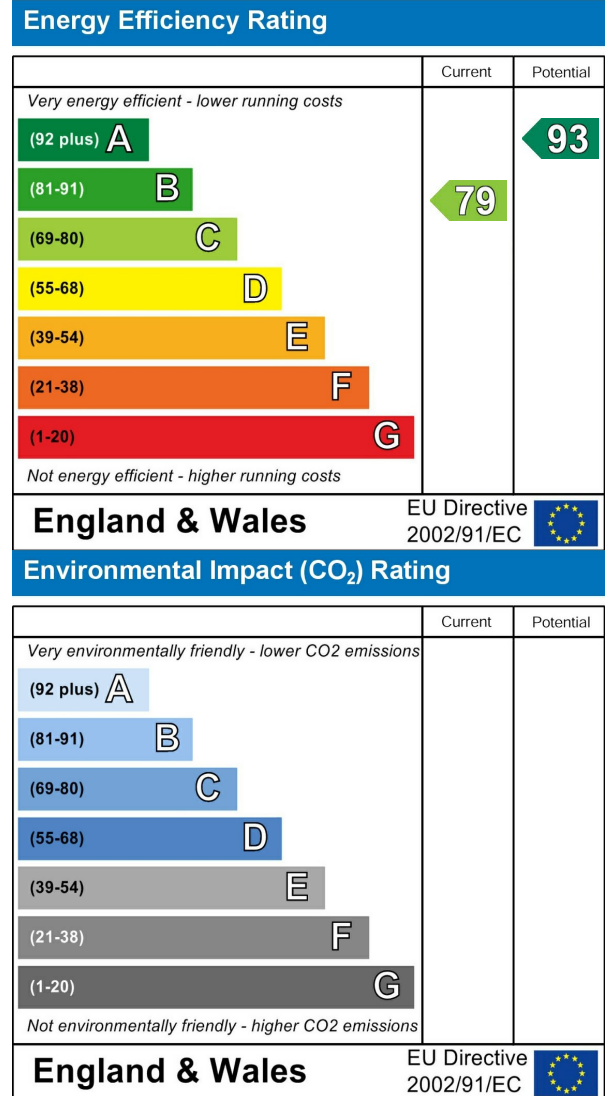
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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