



Leander Court | Stakeford | NE62 5BT

Offers In Excess Of £180,000

Located on the popular Wansbeck Estate, this three-bedroom semi-detached home is sure to appeal to a wide range of buyers. Situated within a quiet cul-de-sac, the property is conveniently close to local amenities and transport links.

The current vendors have thoughtfully updated the home, making it an ideal first-time purchase. The ground floor briefly comprises an open-plan lounge and dining area leading into the conservatory, along with a fitted kitchen.

To the first floor are three generously sized bedrooms and an updated family bathroom.

Externally, the property benefits from off-street parking for multiple vehicles to the front, with access to the garage.

To the rear and side are well-maintained mature gardens extending to three sides of the home.

Early viewing is essential to fully appreciate this fabulous property.

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Semi Detached House

Parking for multiple cars

Cul de sac location

Gardens to three sides

Three Bedrooms

Freehold

Conservatory

EPC:TBC / Council Tax:B

For any more information regarding the property please contact us today

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: B

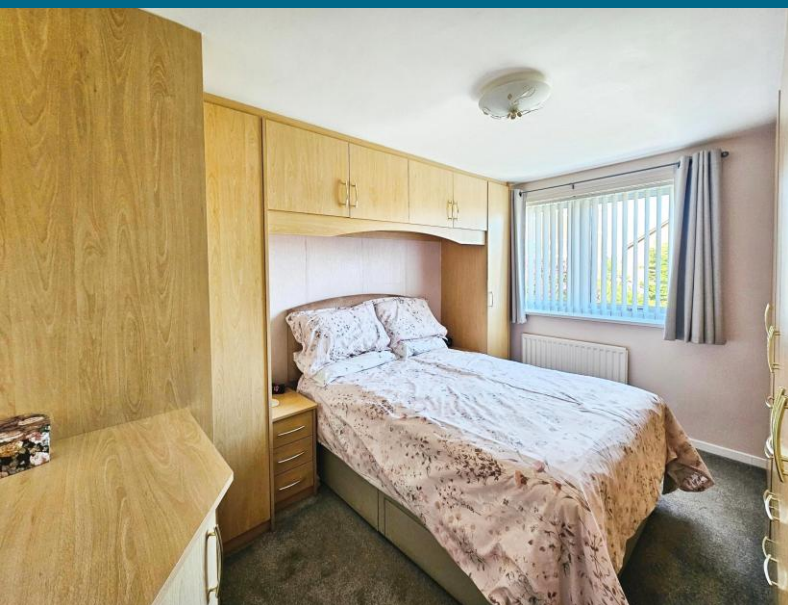
EPC RATING: TBC

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Entrance Porch

UPVC Entrance door, double windows.

Lounge/Diner 11.10ft x 21.93ft (3.38m x 6.68m)

Double glazed window to front, double glazed patio doors to rear, two double radiators, electric fire with marble surround, television point, telephone point, coving to ceiling.

Kitchen 10.16ft x 9.31ft (3.09m x 2.83m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker with extractor fan above, space for fridge freezer, plumbed for washing machine and dishwasher, laminate flooring.

Conservatory 9.88ft x 11.27ft (3.01m x 3.43m)

Dwarf wall, double glazed windows, laminate flooring, French doors to garden.

First Floor Landing

Built in storage cupboard housing boiler.

Loft

Partially boarded, pull down ladders, lighting.

Bedroom One 12.28ft x 7.97ft into wardrobes (3.74m x 2.42m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two 10.20ft x 9.92ft (3.10m x 3.02m)

Double glazed window to rear, single radiator, fitted wardrobes, built in cupboard, television point.

Bedroom Three 9.87ft x 8.64ft (3.00m x 2.63m)

Double glazed window to front, single radiator.

Bathroom 7.18ft x 6.82ft (2.18m)

Three piece white suite comprising of panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, tiling to walls and flooring, cladding to ceiling.

External

Driveway leading to garage, gravelled area. South west facing rear garden laid mainly to lawn, patio area, flower beds, screen fencing, garden shed.

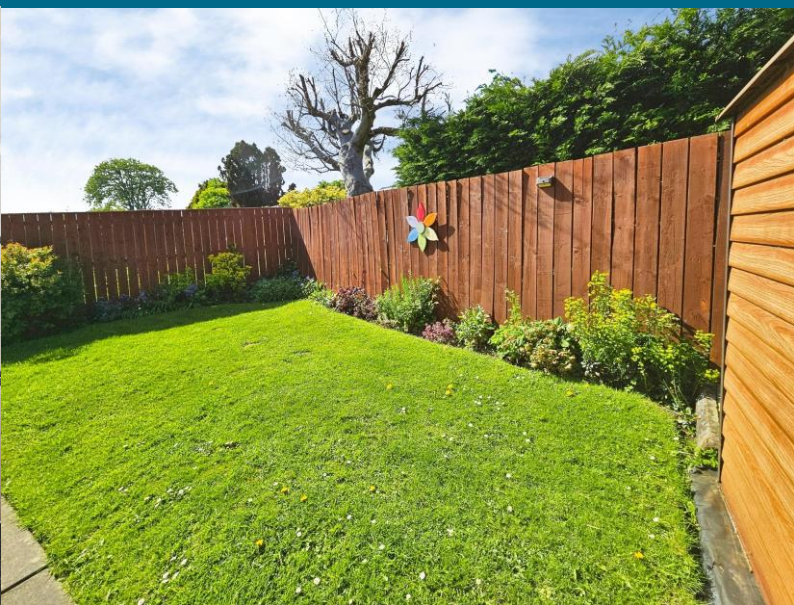
Garage

Attached single garage with up and over door, power and lighting.

EPC to follow

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.

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.



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