



Buxton Gardens, Westerhope

- Semi detached family home
- Three bedrooms
- Lounge
- Fitted kitchen
- Utility Room
- Cloakroom/w.c
- No onward chain

£200,000



0191 267 1031
120 Roman Way, West Denton NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Buxton Gardens,

Westerhope, NE5 5HU

We are delighted to market this three bedroom semi detached family home, offering spacious accommodation. This property is situated in the heart of Westerhope.

The property briefly comprises to the ground floor: Lounge, dining area, fitted kitchen, utility & cloakroom WC. There is an inner hall with stairs to the landing, where there are three bedrooms and a family bathroom. Other benefits include gas central heating and double glazing where stated.

Externally the property has a private driveway to the front, with a garden to the rear with patio. This property is located within 1 mile of quality school's shops and amenities, also offering good access to public routes to and from Newcastle City Centre, the Metro Centre, A69, A1 & Newcastle Airport.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Central heating radiator, stairs up to the first floor, laminate flooring, picture rail and under stairs storage cupboard.

Lounge Area 16' 7" Into bay, including recess x 11' 5" Into alcove (5.05m x 3.48m)

Double glazed bay window to the front, laminate flooring, television point, central heating radiator, picture rail, central heating radiator and fitted fireplace.

Dining Area 13' 6" Max plus recess x 8' 8" Plus recess (4.11m x 2.64m)

Laminate flooring and a central heating radiator.

Kitchen 12' 0" Plus recess x 11' 2" Plus door recess (3.65m x 3.40m)

Fitted with a range of wall and base units with work surfaces over, sink with mixer tap and drainer, integrated hob with extractor hood over, oven and grill, laminate flooring, central heating radiator, recessed downlights, double glazed window, and door to the rear.

Utility Room

Double glazed window to the rear, plumbing for an automatic washing machine, laminate flooring, and storage cupboard.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin and single glazed window to the rear.

Bedroom One 10' 10" Max x 10' 7" Max (3.30m x 3.22m)

Double glazed window to the front, central heating radiator and picture rail.

Bedroom Two 10' 10" Max x 10' 8" Max (3.30m x 3.25m)

Double glazed window to the rear, central heating radiator and picture rail.

Bedroom Three 7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to the front, central heating radiator and picture rail.

Wet Room

Fitted with a low level w.c, pedestal wash hand basin, walk in shower, tiled walls and a double glazed window to the rear.

Externally

Front Garden

Block paved drive to front providing off street parking and leading to the single garage.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved seating area.

Garage - Garage measurements to be confirmed - Door width approximately 6' 11"(2.11m)

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: D

WD7526/BW/EM/20.10.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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