



Madeira Close | St Johns Estate | NE5 1YD

**£360,000**



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**Detached family home**

**Four bedrooms**

**Two reception rooms**

**Breakfasting kitchen**

**Cloakroom/W.C**

**No onward chain**

**Front and rear gardens**

**Double garage**

ROOK  
MATTHEWS  
SAYER

This detached house is available for sale and can be found in an area with close proximity to a host of local amenities, nearby schools, and excellent public transport links – perfect for families. The property requires some modernisation; it is an ideal opportunity for those looking to renovate and personalise their next home to their unique taste and style. The house boasts two spacious reception rooms. Additionally, there is a kitchen, complete with a breakfast area, offering the perfect spot for casual dining. This property comes with a total of four bedrooms, promising ample space for a growing family or for setting up a home office. The property also includes a bathroom, providing essential facilities. The house is a blank canvas, ready for the new owners to shape it according to their preferences. One of the unique features of this property is that there is no onward chain involved in the purchasing process, which can speed up the transaction considerably. It is a feature that can make this property particularly appealing to buyers who are keen to move quickly. Please note that while the property does need some modernising, it offers an excellent opportunity for families to create their dream home in a highly desirable location. This is a fantastic opportunity to purchase a home that can be tailored to your exact needs and requirements. Don't miss out on this unique opportunity.

Entrance Hall

Cloakroom/W.C

Fitted with a low level W.C, wall mounted wash hand basin with tiled splash back, central heating radiator, storage cupboard and a double glazed window to the front.

Lounge 12' 4" Plus recess x 19' 9" Max (3.76m x 6.02m)

Two double glazed windows to the front and a central heating radiator.

Dining Room 10' 0" Max x 16' 5" Plus recess (3.05m x 5.00m)

Central heating radiator and double glazed sliding patio doors leading to the rear garden.

Breakfasting Kitchen 9' 4" Max x 16' 3" Plus recess (2.84m x 4.95m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated gas hob with extractor hood over and electric oven below, plumbing for an automatic washing machine, central heating radiator, double glazed window to the rear and doors leading to garage.

Landing

Loft access.

Bedroom One 10' 9" Max x 12' 9" Plus recess (3.27m x 3.88m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 8' 9" x 10' 7" Max plus recess (2.66m x 3.22m)

Double glazed window to front and a central heating radiator.

Bedroom Three 8' 9" Max x 7' 7" Plus recess (2.66m x 2.31m)

Double glazed window to rear and a central heating radiator.

Bedroom Four 10' 11" x 8' 7" Plus recess (3.32m x 2.61m)

Double glazed window to rear and a central heating radiator.

Bathroom/W.C

Fitted with a low level w.c, vanity wash hand basin, panel bath with shower over and screen, central heating radiator and a double glazed window to the rear.

### Externally

Front Garden

Block paved drive providing off street parking for three vehicles and lawn area to side.

Rear Garden

Enclosed lawn garden with planted borders

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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

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

EPC RATING: C

COUNCIL TAX BAND: E

WD8202/CC/EM/03.04.2025/V.1

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





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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.