



Malaga Close | St Johns Estate | NE5 1YB

**£350,000**



4



1



2

**Detached family home**

**Four bedrooms**

**Lounge/dining room**

**Kitchen/diner**

**Bathroom/W.C**

**Shower room/W.C**

**Front and rear gardens**

**Conservatory**

ROOK  
MATTHEWS  
SAYER

Presenting for sale a delightful 4-bedroom detached house excellently located with easy access to public transport links, local amenities, and nearby schools. This property is a perfect match for families looking for a spacious and comfortable home.

The property internally comprises an entrance hall leading to lounge/dining room, conservatory and fitted kitchen/diner. To the first floor there are four bedrooms, a bathroom/W.C and shower room/W.C.

Externally there are front and rear gardens. The front is laid to lawn with block paved drive providing off street parking for two vehicles. The rear garden is enclosed and mainly laid to lawn with paved seating area.

Purchasers will surely find great potential in this attractive detached house. Its prime location and useful attributes combined offer a superb family-friendly environment to live. Don't miss this chance to make it your home.

Entrance Hallway  
Wood flooring, central heating radiator and stairs up to the first floor.

Lounge/Dining room 22' 7" Plus bay window x 12' 5" Max (6.88m x 3.78m)  
Double glazed bay window to the front, two central heating radiators, recessed downlights, coving to ceiling, feature fireplace with inset gas fire, hearth, and surround and sliding doors leading to:-

Conservatory  
Central heating radiator, double glazed windows and French doors leading to the rear garden.

Kitchen 18' 2" Max x 9' 3" Max plus recess (5.53m x 2.82m)  
Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated gas hob with extractor hood over, eye level oven and grill, dishwasher, plumbing for an automatic washing machine, dryer, laminate flooring, two double glazed windows to the rear, central heating radiator and access to garage.

Landing  
Storage cupboard and loft access.

Bedroom One 12' 4" Max x 11' 4" Plus recess and wardrobes (3.76m x 3.45m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 12' 4" Plus recess x 7' 0" Max (3.76m x 2.13m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Three 12' 4" Max x 8' 9" Plus recess (3.76m x 2.66m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Four 8' 0" Max plus recess x 7' 0" (2.44m x 2.13m)  
Double glazed window to the front and a central heating radiator.

Bathroom/W.C  
Fitted with a low level W.C with concealed cistern, vanity wash hand basin, panel bath with shower over and screen, heated towel rail, recessed downlights, fully tiled and a double glazed window to the rear.

Shower room/W.C  
Fitted with a low level W.C with concealed cistern, vanity wash hand basin, walk in shower cubicle, heated towel rail, recessed downlights, fully tiled and a double glazed window to the rear.

Externally  
Front Garden  
Lawn garden with block paved drive providing off street parking for two vehicles and leading to the single garage. Side access gate to the rear.

Rear Garden  
Enclosed lawn garden with paved seating area and mature shrubs.

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  
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1<sup>st</sup> June 2025  
Ground Rent: £12.50 every 6 months

EPC Rating: C  
Council Tax Band: E

WD8313/CC/EM/16.07.2025/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	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

**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.