



Garthfield Crescent | Westerhope | NE5 2LY

£315,000



3



2



2

Detached family home

Three bedrooms

Ensuite to main bedroom

Two reception rooms

Open plan kitchen/diner

No onward chain

Two garages

Driveway

ROOK
MATTHEWS
SAYER

We are delighted to present to the market this detached family home, listed for sale in a prime location with exceptional proximity to public transport links, nearby schools, and local amenities. This property is in good condition and offers a wonderful opportunity for homeowners looking for a perfect blend of comfort and convenience.

The property boasts three generously proportioned bedrooms, with the main bedroom further benefiting from an en-suite. The dwelling also features a family bathroom.

Furthermore, the house is well-equipped with two spacious reception rooms, offering a versatile space for both relaxation and entertainment. The practical layout of the house is complemented by a well-appointed kitchen, providing an excellent setting for home cooking and family meals.

This house is truly a find for anyone seeking a detached property with all the attributes of comfortable living. The location speaks for itself, being ideally situated close to public transportation, educational institutions, and everyday amenities.

This property, with its good condition and desirable location, offers prospective buyers a fantastic opportunity to create a beautiful family home. With its warm and inviting interiors, balanced layout, and exceptional location, this house is ready to welcome its new owners.

Viewings are highly encouraged, so please don't hesitate to get in touch to arrange a visit to this wonderful home. This could be the perfect property you've been waiting for, offering a comfortable and convenient lifestyle in a sought-after neighbourhood.

Entrance Hall
Stairs up to the first floor.

Lounge 18' 4" Into bay x 11' 3" Into alcove (5.58m x 3.43m)
Dual aspect double glazed bay window to the front, double doors to the rear garden, feature fireplace and a central heating radiator.

Dining Room 13' 11" Into bay x 11' 4" Into alcove (4.24m x 3.45m)
Double glazed bay window to the front, wood flooring, central heating radiator and storage cupboard.

Kitchen Area 10' 11" Max x 10' 0" (3.32m x 3.05m)
Fitted with a range of wall and base units with work surfaces over and upstand, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below and stainless steel extractor hood over, fridge/freezer, dishwasher, plumbing for an automatic washing machine, recessed downlights and a double glazed window to the rear.

Dining Area 11' 4" Max plus storage cupboard x 12' 4" Max (3.45m x 3.76m)
Double glazed bay window to the front, central heating radiator and storage cupboard.

Landing
Loft access and a double glazed window to the side.

Bedroom One 10' 2" x 10' 0" (3.10m x 3.05m)
Double glazed window to the front and a central heating radiator.

Ensuite
Fitted with a low level W.C, pedestal wash hand basin, walk in shower cubicle, chrome heated towel rail, recessed downlights, tiled walls and flooring and a double glazed window.

Bedroom Two 11' 2" Max x 10' 0" Max (3.40m x 3.05m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 1" Plus recess and alcove x 10' 5" Max (3.07m x 3.17m)
Two double glazed windows and a central heating radiator.

Bathroom/W.C
Fitted with a low level W.C, pedestal wash hand basin, panel bath with shower over and screen, chrome heated towel rail, recessed downlights, tiled walls and flooring and two double glazed windows.

Externally

Front Garden
Block paved drive providing off street parking and leading to the side area.

Rear Garden
Paved and lawn area.

Garage One (Lefthand side) 13' 1" x 8' 9" (3.98m x 2.66m)
Door width 7' 5" (2.26m)
Remote controlled door, power, and lighting.

Garage Two (Righthand side) 15' 11" x 10' 4" (4.85m x 3.15m)
Door width 8' 0" (2.44m)
Remote controlled door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Two garages and 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: C
EPC RATING: D

WD8295/BW/EM/26.06.2025/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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.