

Garthfield Crescent | Westerhope | NE5 2LY

£315,000



3



2



Open plan kitchen/diner

No onward chain

Two garages

**Driveway** 

**Detached family home** 

**Three bedrooms** 

**Ensuite to main bedroom** 

**Two reception rooms** 



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  $\times$  11' 3" Into alcove (5.58m  $\times$  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  $\times$  11' 4" Into alcove (4.24m  $\times$  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,  $1\,\%$  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 (3.45 m x 3.76 m)

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  $(3.40 \, \text{m} \times 3.05 \, \text{m})$  Double glazed window to the rear and a central heating radiator.

Bedroom Three 10' 1" Plus recess and alcove x 10' 5" Max  $(3.07m \times 3.17m)$ 

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

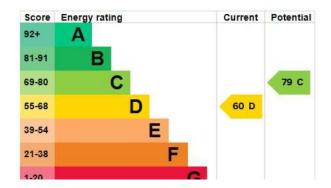
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## **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







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