



Mooney Crescent | Callerton | NE5 1BX

**£425,000**

Beautifully presented detached family home situated within a desirable new development, offering spacious and versatile accommodation ideal for modern family living.

The property features four well-proportioned bedrooms, including a generous main bedroom with ensuite shower room. On the ground floor there is a convenient cloakroom/W.C, a comfortable lounge, and a stunning extended open-plan living space combining the lounge, kitchen and dining room, creating the perfect environment for both everyday family life and entertaining. The kitchen area is complemented by a separate utility room, providing additional storage and practicality.

Externally, the property benefits from front and rear gardens. The rear garden is attractively arranged with an enclosed lawn area and gravel garden, offering a pleasant outdoor space ideal for relaxing or entertaining. This superb home combines modern design, generous living space, and a sought-after location within a newly built development, making it an excellent choice for families looking for comfort, style, and convenience.

**RMS** | Rook  
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**Beautiful detached family home**

**Open-plan lounge, kitchen, and dining area**

**Four spacious bedrooms**

**Separate utility room**

**Ensuite to main bedroom**

**Shower room/W.C**

**Modern cloakroom / W.C.**

**Front and rear gardens**

**For any more information regarding the property please contact us today**

#### Hall

Central heating radiator and storage cupboard.

#### Cloakroom/W.C

Low level W.C, pedestal wash hand basin, central heating radiator, and extractor fan.

#### Lounge 17' 4" in Bay x 12' 6" Max

(5.28m x 3.81m)

Double glazed bay window to the front, two central heating radiators and a television point.

#### Extended open plan lounge/kitchen and dining room

Kitchen Area 11' 10" Max x 10' 7" Max

(3.60m x 3.22m)

Fitted with a range of wall and base units with work surfaces over, integrated appliances including gas hob with extractor fan over, eye level oven and grill, 1 ½ bowl sink with mixer tap and drainer, breakfast bar, tile-effect wood flooring and a double glazed window to the rear.

#### Reception Area 16' 1" Max x 12' 6" Max

(4.90m x 3.81m)

Double glazed window, vertical central heating radiator, and a television point.

#### Dining Area 10' 4" Max x 8' 4" Max (3.15m x 2.54m)

A television point, two double glazed windows to the side and double glazed bifold doors leading to the rear garden.

#### Utility 6' 5" x 6' 2" (1.95m x 1.88m)

Fitted with a range of base units with work surface over, plumbing for washing machine and space for dryer and a double glazed door to the rear garden.

#### Landing

Double glazed window and access to loft.

#### Bedroom One 14' 2" Max x 10' 0" Max

(4.31m x 3.05m)

Double glazed window to the front and a central heating radiator.

#### Ensuite

Fitted with a low level W.C, with cistern, wall mounted wash hand basin, double walk in shower, central heating radiator, part tiled walls and a double glazed window.

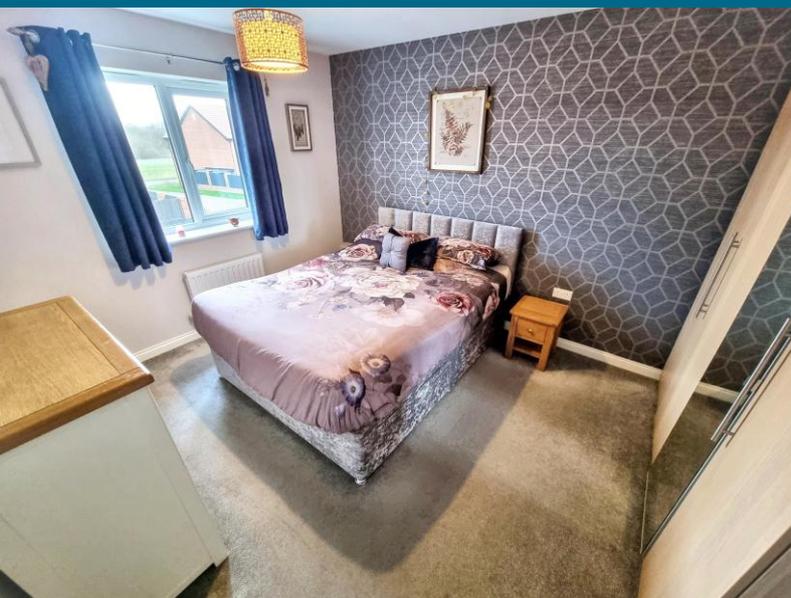
#### Bedroom Two 13' 2" x 10' 2" (4.01m x 3.10m)

Double glazed window to the rear and a central heating radiator.

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Bedroom Three 12' 6" Max x 11' 4" Plus Recess  
(3.81m x 3.45m)

Double glazed window to the front and a central heating radiator.

Bedroom Four 11' 10" Max x 7' 5" Max  
(3.60m x 2.26m)

Double glazed window to the rear and a central heating radiator.

#### Bathroom/W.C

Three-piece bathroom suite with a panel bath, separate shower cubicle, low level W.C, wall mounted wash hand basin, part tiled walls, extractor fan and a double glazed window.

#### Externally:

##### Front Garden

Gravel area, block paved drive providing parking for two vehicles and side gate leading to the rear.

##### Rear Garden

Enclosed lawn garden with paved seating area.

##### Garage (Storage only)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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.

#### ACCESSIBILITY

This property has accessibility adaptations:

Level access

Wheelchair accessible

#### TENURE

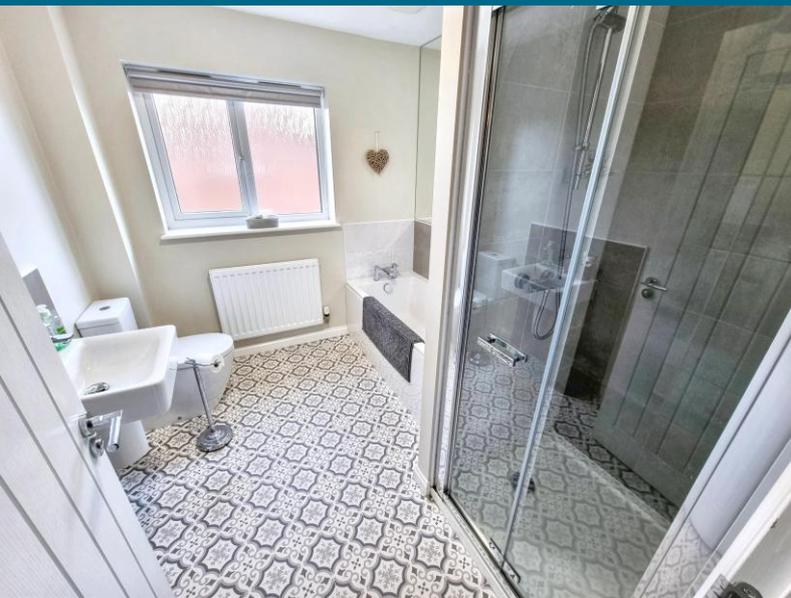
Managed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. There is an annual management charge of £90.00 per annum (approx.).

The property is also subject to NHBC Warranty (National House Building) which has 5 years remaining from 2026.

**COUNCIL TAX BAND: E**

**EPC RATING: B**

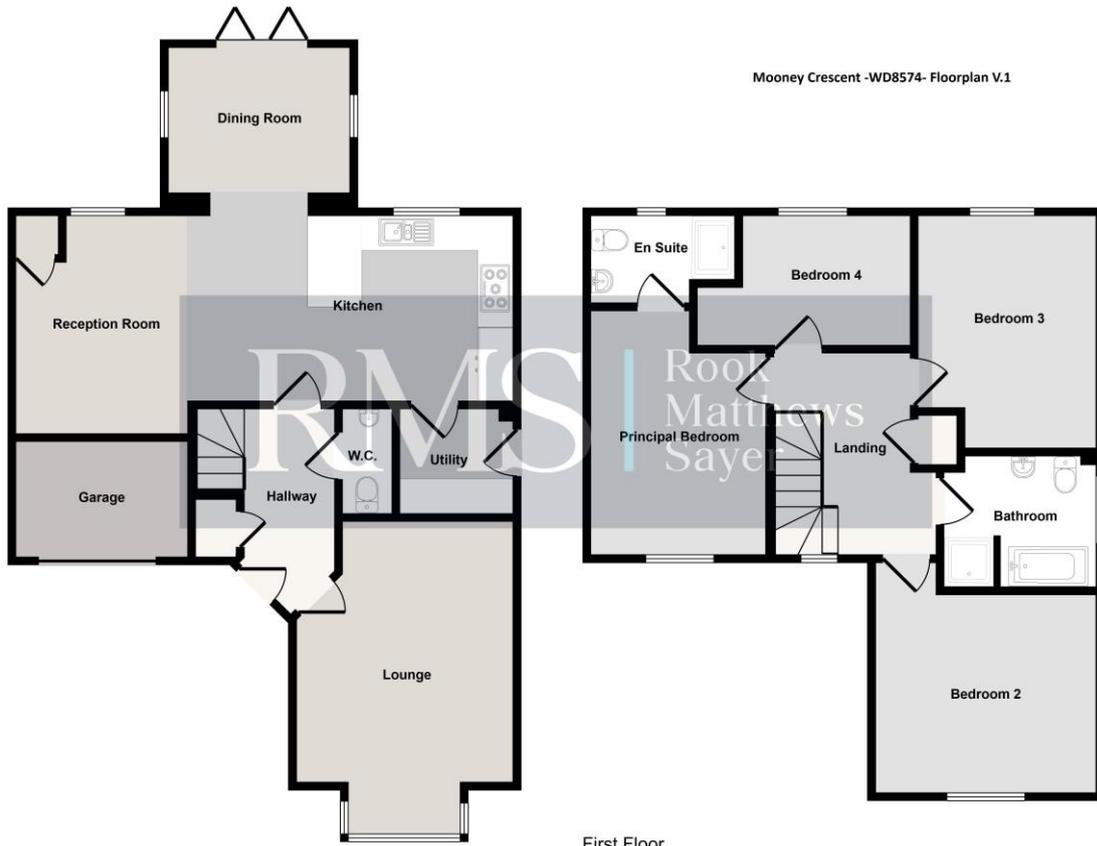
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Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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.