



Cresswell Avenue | Palmersville | NE12 9DT

£175,000

We are delighted to present this superb, spacious semi-detached home offering a fantastic opportunity for first time buyers and small families alike. Benefitting from excellent public transport links, proximity to a variety of schools and a plethora of local amenities. This makes an ideal place for those looking for a convenient lifestyle within easy access to essential services.

Step inside to a generous porch leading to hallway and the spacious lounge with feature fireplace, window to front and French doors to the rear garden flooding the room with natural light. The breakfasting kitchen is both stylish and practical with a good range of wall and base units and dual aspect windows which create an abundance of natural light making it ideal for entertaining family and friends. This leads to the sun lounge extension perfect for relaxing and gives access to the gardens.

Upstairs you will find two double bedrooms and the family bathroom with a shower over the bath catering to both preferences.

The loft access with a pull-down ladder and part boarding adds further practicality to this lovely home. Occupying a corner position with a well-kept double fronted garden, driveway providing off street parking and garden to rear. Early internal inspection is advised to avoid disappointment.

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Superb Semi Detached

Sun Room Extension

Refurbished Bathroom

Well Kept Gardens

Convenient Location

Freehold

EPC: D

Council Tax: A

ENTRANCE PORCH AND HALLWAY: The entrance porch features an entrance door and a double-glazed window to the front. A double-glazed door leads to the hallway which features a staircase to the first floor

LOUNGE: 10'2 x 16'3, (3.09m x 4.95m). Step into the lounge, which benefits from a double-glazed window to the front and a stylish marble surround, inset and hearth, with a living flame fire. Double glazed French doors provide access to the garden.

KITCHEN/DINER: 16'3 x 12'6, (4.95m x 3.81m). The kitchen diner is well equipped with a range of wall and base units, complemented by ample work surfaces and a 1½ bowl sink. It features a range cooker with a double electric oven and a seven-burner gas hob. There is also provision for a fridge freezer, washing machine, and tumble dryer. The walls are partially tiled, and the room benefits from two double radiators, along with double-glazed windows to both the front and rear.

SUN ROOM: 9'5 x 9'1, (2.87m x 2.76m). The sun room enjoys double-glazed windows to the front, side, and rear, allowing plenty of natural light to fill the space, along with double-glazed French doors to the side.

FIRST FLOOR LANDING AREA: This space features a double-glazed window to the rear and access to the part boarded roof space via a ladder loft.

BEDROOM ONE: 16'4 x 10'2, (4.97m x 3.09m). The principal bedroom features double glazed windows to the front and rear and a double radiator.

BEDROOM TWO: (front): 12'11 x 11'6, (3.93m x 3.50m) into alcove. The second bedroom features a double-glazed window to the front, benefitting from built in wardrobes and a double radiator.

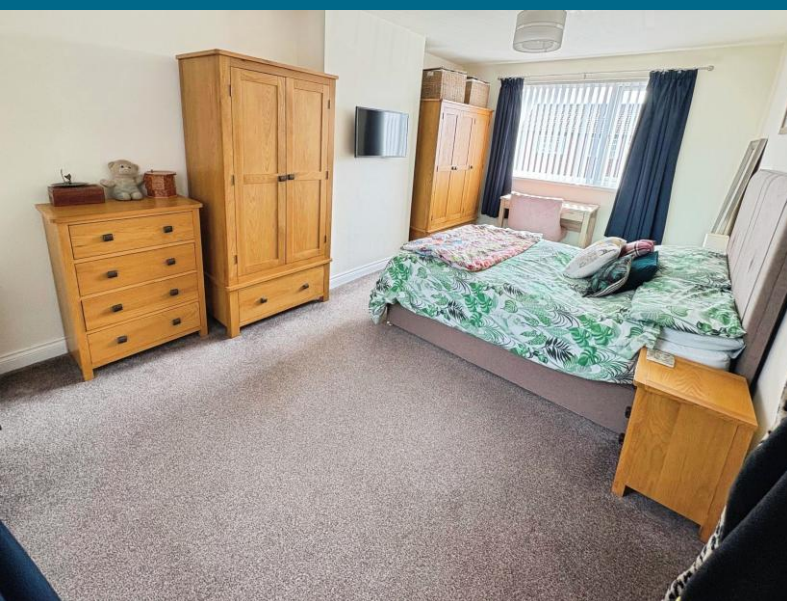
FAMILY BATHROOM: The bathroom is fitted with a P-shaped bath with a twin-headed shower and glass screen, along with a wash hand basin set within a vanity unit, a low-level WC, and a heated towel rail. The walls are panelled, and there are UPVC ceiling spotlights and an extractor fan.

EXTERNALLY: The front garden is mainly laid to lawn and enclosed by fenced and hedged boundaries, with wrought iron gates. It also benefits from security lighting and external power. Off-street parking is available via the driveway. The rear garden offers both lawned and patio areas, with fenced boundaries, and is further enhanced by a garden shed and an outdoor water supply.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to premises
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.

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Any flood defences at the property: NO
Coastal Erosion Risk: NO
Known safety risks at property (asbestos etc.): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

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: A

EPC RATING: D

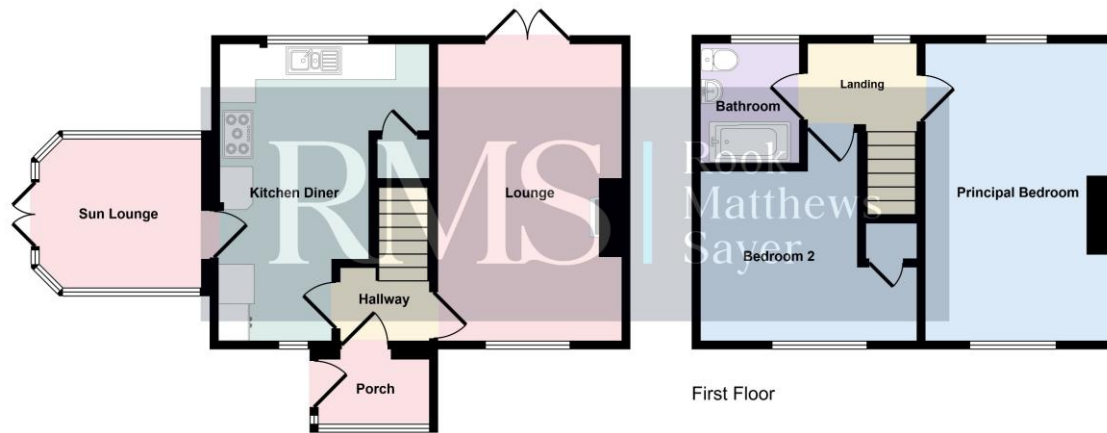
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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.

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