



## Westacres Crescent, Fenham, Newcastle upon Tyne NE15 7NY

# Offers Over: £275,000

Set within a sought after cul-de-sac location, this well presented semi detached house offers a superb opportunity for families seeking spacious and versatile living accommodation. The property is conveniently positioned near schools and local amenities, making it an excellent choice for family life.

The welcoming entrance hall leads to a generous reception room, featuring bay window and a fireplace, creating a light-filled space ideal for relaxing or entertaining. The fitted kitchen, complete with dining space, provides plenty of room for family meals as well as practical day-to-day living.

This home benefits from a separate dining room, allowing for flexible living arrangements that opens out onto the tranquil rear garden, perfect for enjoying the warmer months and outdoor entertaining. Upstairs, there are three bedrooms, two of which are comfortable doubles and a family bathroom. Outside, the property benefits from a garage and driveway providing ample parking. The impressive garden offers plenty of outdoor space for children to play or for gardening enthusiasts.

Overall, this family home combines generous room sizes and flexible living spaces with a prime cul-de-sac location, making it a must-see for those seeking a convenient and comfortable lifestyle.



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**Semi Detached House**

**Garage**

**Three Bedrooms**

**Driveway**

**Two Reception Rooms**

**Gardens to Front & Rear**

**EPC Rating C**

**Council Tax Band C**

For any more information regarding the property please contact us today

#### Room Descriptions

##### Hallway

Stairs to first floor landing. Radiator.

##### Lounge 18' 3" into bay x 12' 4" max (5.56m x 3.76m)

Double glazed bay window to the front. Coving. Radiator.

##### Dining Room 12' 6" into bay x 10' 10" (3.81m x 3.30m)

Double glazed box bay window to the rear. Coving. Radiator.

##### Kitchen 18' 2" x 12' 0" max (5.53m x 3.65m)

Two double glazed windows to the rear. Door to the rear. One and a half bowl sink/drainer. Gas hob. Electric oven. Extractor hood. Storage cupboard. Integrated fridge. Integrated washing machine. Door to garage.

#### First Floor Landing

Double glazed window to the side.

##### Bedroom One 16' 0" into bay x 10' 9" max (4.87m x 3.27m)

Double glazed bay window to the front. Radiator.

##### Bedroom Two 12' 9" x 10' 9" (3.88m x 3.27m)

Double glazed window to the rear. Radiator.

##### Bedroom Three 9' 4" x 8' 0" (2.84m x 2.44m)

Double glazed window to the front. Radiator.

##### Bathroom 7' 10" x 7' 8" (2.39m x 2.34m)

Two double glazed windows to the rear. "L" shaped bath with shower over. Pedestal wash hand basin. Low level WC. Storage cupboard (housing boiler). Heated towel rail. Loft access.

#### External

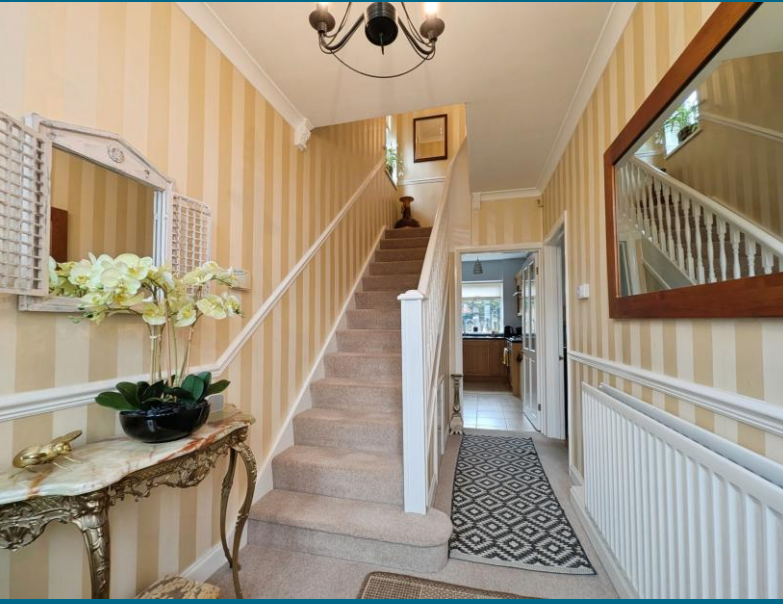
Garage. Driveway. Gardens to the front and rear.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
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: Low  
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

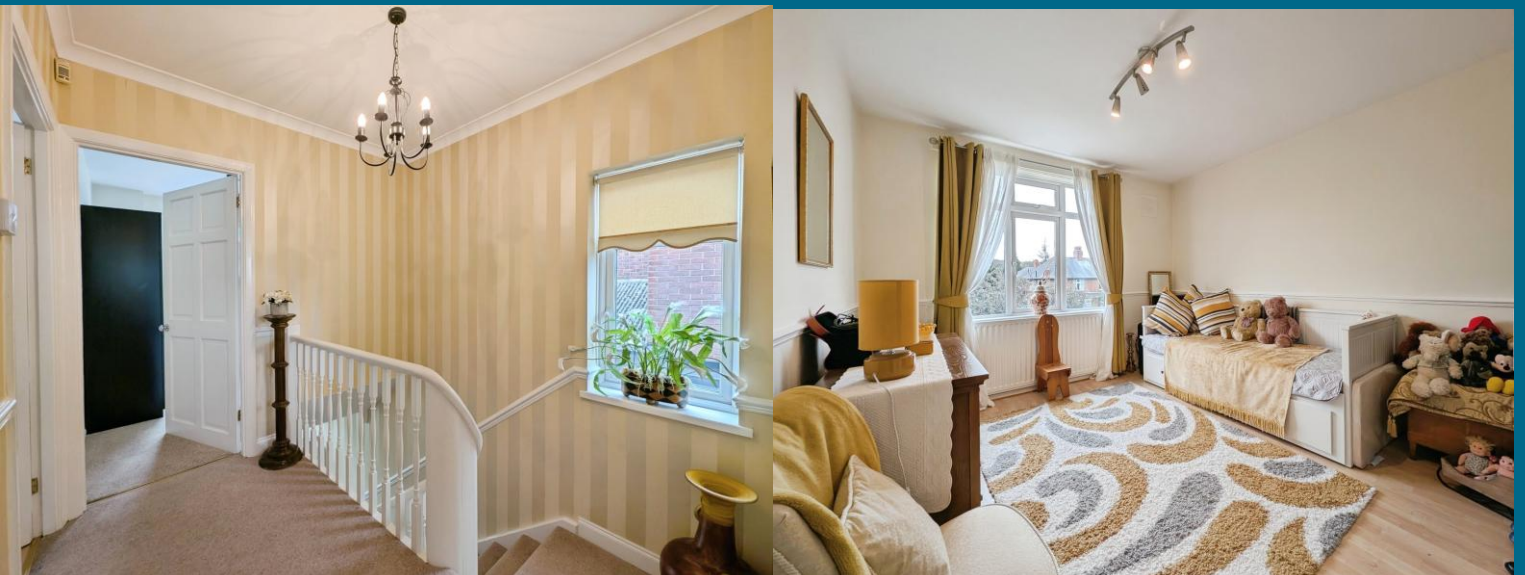
#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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



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