

Westacres Crescent, Fenham

Offers Over: £380,000

With accommodation over three floors,
this well presented semi detached house is offered for sale in Fenham.

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4 2 1

Semi Detached House

Accommodation Over Three Floors

Four Bedrooms

Ground Floor WC

Two Reception Rooms

Driveway, Garage & Gardens

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Cloakroom

Reception Room One 16' 4" x 13' 5" (4.97m x 4.09m)
Double glazed bay window to the front. Coving. Radiator.

Reception Room Two 13' 6" x 13' 5" (4.11m x 4.09m)
Doors leading into the family room. Coving. Radiator.

Family Room / Kitchen 31' 6" x 11' 3" (9.59m x 3.43m)
Modern high gloss units. Central island. Open plan. Log burner. Underfloor heating.

WC
Low level WC.

First Floor Landing
Stairs to second floor landing.

Bedroom One 16' 1" x 13' 1" (4.90m x 3.98m)
Double glazed bay window to the front. Radiator.

Bedroom Two 13' 11" x 13' 5" (4.24m x 4.09m)
Double glazed window to the rear. Radiator.

Bedroom Three 9' 8" x 8' 1" (2.94m x 2.46m)
Double glazed window to the front. Radiator.

Bathroom 9' 10" x 9' 9" (2.99m x 2.97m)
Two frosted double glazed windows to the side. Walk in shower. Panelled bath. Vanity wash hand basin. Low level WC. Underfloor heating.

Loft Room 21' 10" x 18' 6" (6.65m x 5.63m)
French door to Juliette balcony. Two skylights to the front. Double glazed window to the side. Eaves storage. Spotlights. Radiators.

External
Driveway. Garage. Gardens to the front and rear.

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

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The ground floor features a large open plan kitchen/lounge/diner, creating a central space for cooking, dining and relaxing, with outlooks over the rear garden. The room also features a log burner, creating extra warmth in the winter months. To the kitchen area are modern high gloss units, including a central island. Two further reception rooms provide additional living and entertaining areas, giving flexibility for families or those working from home. For extra convenience, there is a ground floor WC.

To the first floor are three bedrooms, the main bedroom having a bay window. There is a further large bedroom within the loft area, offering further versatile space. The room is flooded with natural light from both windows and skylights. The bathroom includes both a bath and shower cubicle, and is finished in a contemporary style.

Externally, the rear garden provides lawn, decking area and planting borders, suited to outdoor seating and play space. To the front is a large driveway and garage, providing an extra storage area.

The property is well placed for local shops and services in West Newcastle, with further amenities in nearby Denton Burn and West Denton, including supermarkets and community facilities. A range of primary and secondary schools are accessible in the surrounding area.

Regular bus services run towards Newcastle city centre for shopping, leisure and employment. Newcastle Central Station, reachable by bus or car, provides rail services to London King's Cross in around three hours and to Edinburgh in approximately 90 minutes. Road connections via the A1 and A69 offer convenient access across Tyneside and further afield.

Local parks and riverside walks along the Tyne add to the lifestyle on offer, making this property a practical option for buyers seeking a well-situated family home in Newcastle upon Tyne.

Early viewing is recommended.

Council Tax Band: C
EPC Rating: C

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Sewerage: Mains
Broadband: Fibre
Parking: Driveway
Water: Mains
Heating: Gas
Mobile Signal Coverage Blackspot: No

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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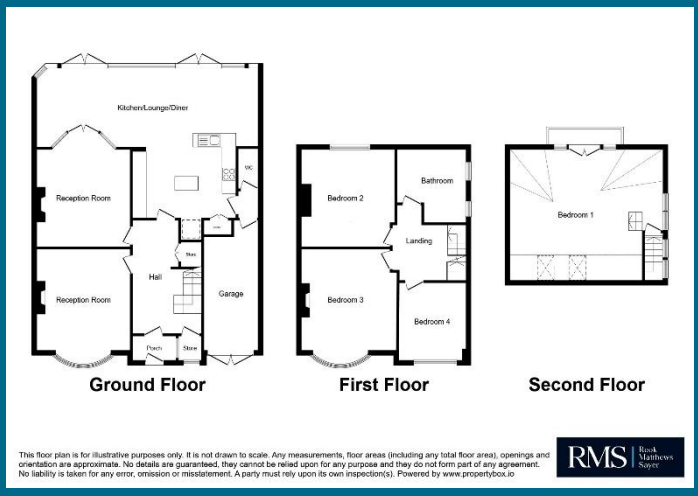
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EPC Rating – To Follow

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The Property Ombudsman

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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