



West Vallum

Denton Burn

- Semi Detached House
- No Chain
- Four Bedrooms
- Ground & First Floor Bathrooms
- Large Driveway & Rear Garden

Offers Over: £195,000

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WEST VALLUM, DENTON BURN, NEWCASTLE UPON TYNE NE15 7TN

PROPERTY DESCRIPTION

Offered with no chain is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, kitchen, dining room and bathroom. To the first floor is a landing, master bedroom, three further bedrooms and bathroom. Externally, there is a large driveway to the front and garden to the rear.

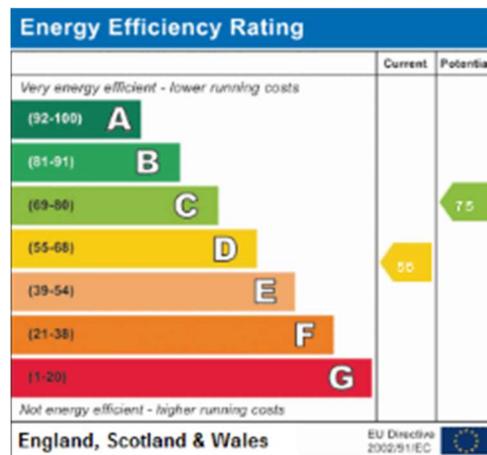
The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: D



PRIMARY SERVICES SUPPLY

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

MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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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Porch

Hallway

Stairs to first floor landing. Radiator.

Lounge 16' 3" x 10' 4" (4.95m x 3.15m)

Double glazed window to the front. Radiator.

Kitchen 24' 2" x 17' 6" (7.36m x 5.33m)

Double glazed window to the rear. Plumbed for washing machine. Sink/drain. Spotlight. Integrated dishwasher. Gas hob. Electric oven. Two radiators. French door to the rear.

Dining Room 12' 7" max x 10' 5" (3.83m x 3.17m)

Double glazed window to the front. Spotlights. Radiator.

Bathroom

Frosted double glazed window to the front. "L" shaped bath with shower over. Low level WC. Spotlights. Heated towel rail. Extractor fan.

First Floor Landing

Master Bedroom 17' 9" max x 12' 2" max (5.41m x 3.71m)

Double glazed window to the front. Fitted wardrobes. Spotlights. Radiator.

Bedroom Two 10' 1" x 7' 3" (3.07m x 2.21m)

Double glazed window to the front. Radiator.

Bedroom Three 8' 0" max x 8' 6" (2.44m x 2.59m)

Double glazed window to the rear. Loft access (pull down ladder, part boarded). Radiator.

Bedroom Four 7' 11" max x 8' 8" (2.41m x 2.64m)

Double glazed window to the front. Radiator.

Bathroom 10' 0" x 4' 0" (3.05m x 1.22m)

Frosted double glazed window to the rear. Corner bath with hand held shower. Low level WC. Pedestal wash hand basin. Extractor fan. Spotlights. Heated towel rail.

External

Large driveway to the front. Garden to the rear.

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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 relation to this property.

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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