



Wood Grove

Denton Burn

- First Floor Flat
- No Chain
- Investment Opportunity
- Two Bedrooms
- Popular Location



Offers Over: £75,000

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Denton Burn

WOOD GROVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7TG

Offered for sale with a tenant in place is this first floor flat located in Denton Burn. Can also be offered for sale as an investment opportunity. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, kitchen, two bedrooms and bathroom.

The property benefits from electric heating and double glazing throughout. Early viewing is recommended.

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.

Tenure

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 139 years remaining as at August 2023.

No ground rent or service charge.

Council Tax Band: A

EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		E
(21-38)	F		F
(1-20)	G		G
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Entrance

Stairs to first floor landing.

First Floor Landing

Double glazed window to the side. Electric heater. Loft access.

Lounge 12' 7" x 12' 2" (3.83m x 3.71m)

Double glazed window to the front. Electric heater. Storage cupboard.

Kitchen 8' 9" x 6' 7" (2.66m x 2.01m)

Double glazed window to the rear. Sink/drainer. Electric oven. Electric hob. Extractor hood. Electric heater.

Bedroom One 12' 7" x 9' 10" (3.83m x 2.99m)

Double glazed window to the front. Electric heater.

Bedroom Two 9' 10" x 9' 6" (2.99m x 2.89m)

Double glazed window to the rear. Electric heater.

Bathroom

Frosted double glazed window to the rear. Low level WC. Panelled bath with shower over. Pedestal wash hand basin.

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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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