

# **Wood Grove**

**Denton Burn** 

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



Offers Over: £75,000



## **Wood Grove**

### **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.

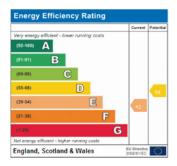
The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

#### 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



#### 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)

 $\label{eq:continuous_problem} \mbox{Double glazed window to the rear. } \mbox{Electric heater.}$ 

#### **Bathroom**

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

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