



Wharmlands Grove

Denton Burn

- Semi Detached House
- No Chain
- Three Bedrooms
- Conservatory
- Gardens to Front, Rear & Side

Offers Over: £125,000

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WHARMLANDS GROVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7UE

Offered with no chain is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen, conservatory and bathroom. To the first floor is a landing and three bedrooms. Externally, there are gardens to the front, side and rear.

The property benefits from gas central heating and double glazing throughout.

Early viewing is recommended.

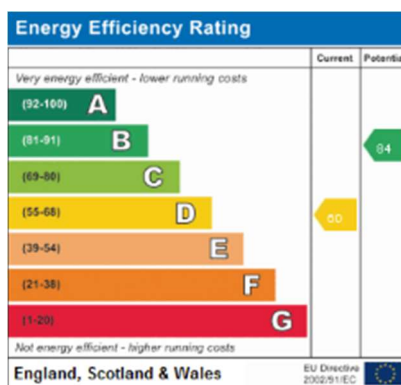
The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Tenure

It is understood that this property is freehold. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: A

EPC Rating: D



Hallway

Stairs to first floor landing. Radiator.

Lounge 16' 3" x 10' 3" max (4.95m x 3.12m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

Kitchen 10' 7" x 8' 2" (3.22m x 2.49m)

Double glazed window to the side. Sink/drainer. Gas hob. Breakfast bar. Extractor fan. Electric oven. Radiator.

Conservatory 19' 5" x 7' 1" (5.91m x 2.16m)

Door to the rear. Radiator.

Bathroom

Frosted double glazed window to the front. Walk in shower. Low level WC. Wash hand basin. Radiator.

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First Floor Landing

Frosted double glazed window to the side.

Bedroom One 16' 3" x 8' 8" (4.95m x 2.64m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

Bedroom Two 8' 10" x 7' 7" (2.69m x 2.31m)

Double glazed window to the rear. Wash hand basin. Storage cupboard (housing boiler). Radiator.

Bedroom Three 10' 1" x 7' 1" (3.07m x 2.16m)

Double glazed window to the front. Radiator.

External

Gardens to the front, side and rear.

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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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