



Cornhill, West Denton

- Mid terrace family home
- No chain
- Three bedrooms
- Recently refurbished
- Freehold

£110,000



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Cornhill,

West Denton, NE5 2BW

We are delighted to offer to the market this newly refurbished mid terrace family home situated on Cornhill in West Denton.

The accommodation briefly comprises to the ground floor: an entrance hallway, lounge, new fitted kitchen and cloaks WC. To the first floor landing, there are three bedrooms, and a new bathroom suite. Externally there is a patio and garden to the rear. Other benefits include gas central heating and double glazing where stated. The property is offered with no chain. The vendor has informed us that the rear garden is south facing, we have not verified this.

The property is close to schools, shops and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre the A1 and A69. Interest is expected to be high so an early viewing is recommended.

We are informed by the vendor that the property has been classed or recognised as a non-standard construction type property, with concrete floors to downstairs.

Agents note - Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Hall
Radiator, stairs to landing

Lounge 11' 9" x 11' 6" (3.58m x 3.50m)
Double glazed window to rear, radiator and coving.

Kitchen 17' 2" x 7' 0" Plus 11' 4" x 6' 10"
(5.23m x 2.13m plus 3.45m x 2.08m)
Double glazed window to front, single glazed window to rear, fitted wall and base units, integrated oven hob and extractor. Laminate flooring, coving and store cupboard.

Cloakroom/w.c
Double glazed window, low level WC, wash hand basin, central heating radiator and laminate flooring.

Inner Hall
Door to front.

Landing
Double glazed window, loft access, two store cupboards.

Bedroom One 11' 5" x 9' 9" (3.48m x 2.97m)
Double glazed window to rear and central heating radiator.

Bedroom Two 11' 4" x 9' 3" (3.45m x 2.82m)
Double glazed window to rear and central heating radiator.

Bedroom Three 11' 5" Max x 6' 6" Including wardrobes (3.48m x 1.98m)
Double glazed window to rear, central heating radiator and fitted wardrobes.

Bathroom/w.c
Double glazed window, panelled bath, pedestal wash hand basin, low level WC.

Externally
Garden and patio area to the rear.

TENURE

Freehold – 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

Council Tax Band: A
EPC Rating: C

WD7621/BW/EM/07.11.2023/V.1



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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