



St Vincents Close, South West Denton

- Semi detached bungalow
- Two bedrooms
- Modern fitted kitchen
- Shower room/w.c
- Integrated garage
- Front and rear gardens

£175,000



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St Vincents Close, South West Denton, NE15 7SN

Two bedroom semi detached bungalow within the popular estate of South West Denton

Located on St Vincents Close, the property includes good size rear garden in addition to off street parking to the front. The property has gas central heating system and is double glazed throughout.

Internally the property comprises an entrance porch leading to hall, lounge, modern fitted kitchen, and shower room/w.c and two bedrooms. Bedroom two also offers a cloakroom/w.c.

To the rear of the property there is a split-level garden and off-street parking to the front leading to the integrated garage.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Porch 8' 0" x 3' 1" (2.44m x 0.94m)

Double glazed window to the front and door leading to:-

Hall

Laminate flooring, central heating radiator, loft access and storage cupboard.

Lounge 14' 2" Max x 10' 1" Max (4.31m x 3.07m)

Double glazed window to the front, central heating radiator, laminate flooring, fitted fireplace and recessed downlights.

Kitchen 13' 11" Plus large recess x 7' 11" Plus storage cupboard (4.24m x 2.41m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, breakfast bar, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including hob with extractor hood over, oven, microwave and dishwasher, central heating radiator, storage cupboard, double glazed window and door leading to the rear garden.

Bedroom One 13' 0" Max x 9' 0" Plus recess (3.96m x 2.74m)

Double glazed window to the rear, central heating radiator and recessed downlights.

Bedroom Two 9' 5" x 6' 11" Plus large recess (2.87m x 2.11m)

Double glazed window to the rear, central heating radiator, recessed downlights, and access to cloakroom/w.c comprising low level w.c, vanity wash hand basin, recessed downlights, tiled walls and flooring and extractor fan.

Shower room/w.c

Modern fitted with a low level w.c, walk in shower, vanity wash hand basin, chrome heated towel rail, recessed downlights, extractor fan, tiled walls, and flooring.

Externally

Front Garden

Block paved drive providing off street parking and leading to the integrated garage.

Rear Garden

Enclosed split level garden with Tarmac seating area and steps up to lawn.

Garage 15' 0" Max x 8' 0" Max (4.57m x 2.44m) Door width to be confirmed

Roller door and plumbing for an automatic washing machine.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Driveway

RISKS

Flooding in last 5 years: No

Risk of Flooding: No

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations:

TENURE

Leasehold. 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.

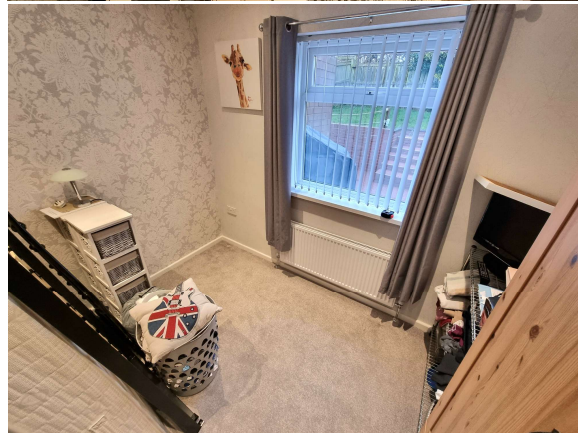
Length of Lease: 999 years from 22 July 1968

Ground Rent: £10.00 per annum. Planned to increase, not aware of any

COUNCIL TAX BAND: B

EPC RATING: D

WD7641/BW/EM/03.01.2024/V.1



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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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