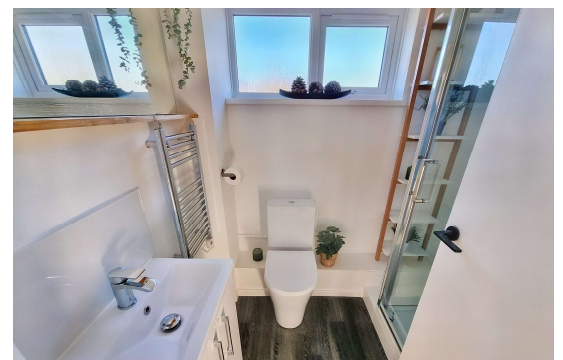




## Avalon Drive, South West Denton

- First floor flat
- One bedroom
- Modern fitted kitchen
- Shower room/w.c
- No onward chain

**Asking Price: £76,995**



0191 267 1031  
120 Roman Way, West Denton, NE5 5AD

ROOK  
MATTHEWS  
SAYER

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# Avalon Drive, South West Denton, NE15 7SZ

Offering vacant possession is this modern first floor flat located in the sought-after Avalon Drive in South West Denton.

Recently refurbished, this one-bedroom property is presented to a high standard and is available with no chain.

Internally the accommodation briefly comprises a communal entrance hall with stairs up to the first floor, the hallway leads to the lounge, bedroom, modern fitted kitchen, and shower room/w.c.

Externally there are well maintained communal gardens.

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

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer / the Connells Group of companies

Hall  
Laminate flooring, storage cupboard and electric heater.

Lounge 15' 6" Into alcove x 10' 11" Plus recess (4.72m x 3.32m)  
Double glazed window to the front and two electric storage heaters.

Kitchen 9' 7" Plus recess x 8' 8" Max (2.92m x 2.64m)  
Fitted with a range of wall and base units with work surfaces over, tiled splash back, integrated hob with extractor hood over, eye level oven, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, storage cupboard, airing cupboard, double glazed window, and electric heater.

Bedroom 10' 8" Max x 10' 6" Plus storage cupboard & recess (3.25m x 3.20m)  
Double glazed window to the rear, electric storage heater and storage cupboard.

Shower room/w.c  
Fitted with a three piece white suite comprising low level w.c. double shower cubicle, vanity wash hand basin with tiled splash back, chrome heated towel rail and a double glazed window.

Externally  
Communal gardens to the front and rear.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: On street parking

#### 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. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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 1<sup>st</sup> January 2003 Ground rent included in the service charge.  
Service Charge: £70 per month

COUNCIL TAX BAND: A  
EPC RATING: C

WD7698/BW/EM/19.01.2024/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

16 Branches across the North-East

