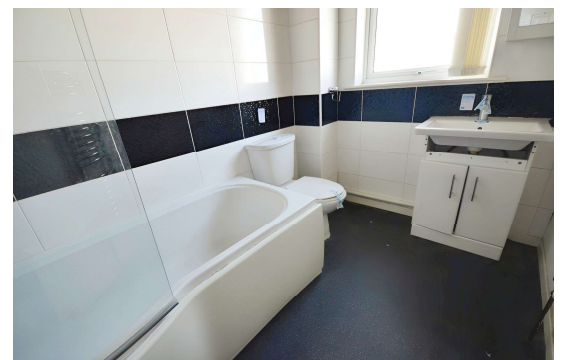
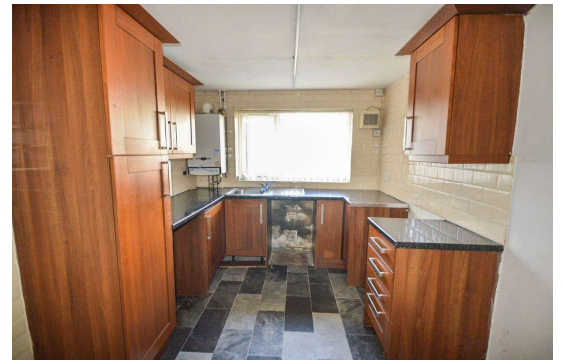




Eshott Close, West Denton

- End terrace house
- Three bedrooms
- Kitchen/diner
- No onward chain
- Bathroom/w.c

Offers Over £90,000



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Eshott Close,

West Denton, NE5 2RW

Modern end terrace house offered with no onward chain.

At ground floor level there is an entrance porch, lounge, open plan kitchen/diner, rear hallway, and guest cloakroom/w.c.

At first floor level there is a landing, three bedrooms and bathroom/w.c with mains operated shower over bath.

Externally there is a brick built storage shed, lawn front garden and small garden to the rear.

Gas central heating, UPVC double glazing, laminate/tiled flooring coverings.

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

Entrance Porch

UPVC entrance door and a double window.

Hallway

Stairs up to the first floor, central heating radiator and laminate flooring.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin and a double glazed window.

Lounge 15' 1" x 11' 9" Plus deep understairs storage cupboard (4.59m x 3.58m)

Double glazed window to the front, television point and laminate flooring.

Kitchen/diner 17' 11" x 11' 11" Reducing to 8' 8" (5.46m x 3.63m Reducing to 2.64m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap atop and drainer, tiled walls, space cooker, washing machine dishwasher, central heating boiler, extractor fan, double glazed window, laminate flooring to dining area and a central heating radiator.

First Floor Landing

Loft access and built in storage cupboard.

Bedroom One 13' 9" x 9' 1" Plus single wardrobe (4.19m x 2.77m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 11' 10" x 7' 9" Plus door recess and a range of built in wardrobes (3.60m x 2.36m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 8' 10" x 7' 0" (2.69m x 2.13m)

Double glazed window to the front and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white bathrooms suite comprising low level w.c, panel bath with shower over and screen, wash hand basin, heated towel rail, spotlights and a double glazed window.

Externally

Front Garden

Laid mainly to lawn with paved path to entrance.

Rear Garden

Paved area with brick built shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains Gas

Sewerage: Mains

Heating: Mains Gas

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.

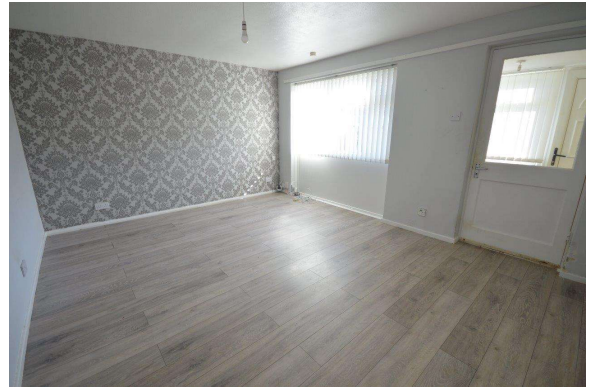
TENURE

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

WD7755/BJ/EM/26.03.2024/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.

16 Branches across the North-East

