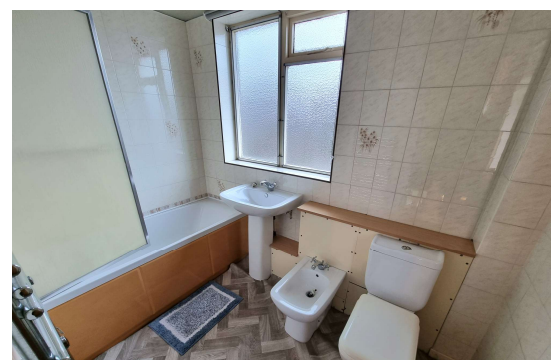




## Mapperley Drive, South West Denton

- Semi detached family home
- Three bedrooms
- Lounge/dining room
- Cloakroom/w.c
- No onward chain
- Kitchen and utility room

**£160,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)



# Mapperley Drive, South West Denton, NE15 7RU

Offering no onward chain is this semi detached family home. The property is situated on Mapperley Drive in South West Denton. The property requires updating throughout and internally the accommodation briefly comprises an entrance porch leading to hall, lounge/dining room, kitchen/diner, utility room and cloakroom/w.c. To the first floor there are three bedrooms and a four-piece bathroom suite.

The property is close to quality schools, shops, and amenities as well as access to good public transport routes, to and from Newcastle City Centre, Metro Centre and the A1 and A69

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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

#### Entrance Porch

Single glazed windows and door leading to:

#### Hall

Central heating radiator, under stairs storage cupboard and stairs up to the first floor.

#### Open plan lounge/dining room

Lounge Area 15' 5" Into bay x 11' 5" Into alcove (4.70m x 3.48m)

Single glazed window to the front, central heating radiator and coving to ceiling.

Dining Area 10' 6" Plus door recess x 9' 4" Max (3.20m x 2.84m)

Single glazed window to the rear, central heating radiator and door to rear.

Kitchen 9' 5" Plus recess x 7' 4" Plus door recesses (2.87m x 2.23m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap and drainer, integrated appliances including electric hob with extractor hood over, oven and grill, tiled walls, single glazed window and doors to single garage and rear garden.

Diner 11' 1" inc store and recess x 7' 10" max (3.38m x 2.39m)

Single glazed window, central heating radiator and storage cupboard.

Utility Room 8' 1" Max x 6' 4" Max (2.46m x 1.93m)

Single glazed window, central heating radiator, plumbing for an automatic washing machine.

#### Cloakroom/w.c

Fitted with a low level w.c. vanity wash hand basin, central heating radiator and two single glazed windows.

#### Landing

Single glazed window to the side, loft access and storage cupboard.

Bedroom One 11' 7" including wardrobes plus recess x 10' 0" Max including storage (3.53m x 3.05m)

Single glazed window to the front, central heating radiator, storage cupboard, fitted wardrobes

Bedroom Two 11' 6" Max x 8' 7" Including wardrobes (3.50m x 2.61m)

Single glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Three 8' 3" Max including wardrobes x 7' 4" Max (2.44m x 2.23m)

Single glazed window to the front, central heating radiator, fitted wardrobes.

#### Bathroom/w.c

Fitted with a four-piece bathroom suite comprising low level w.c., pedestal wash hand basin, panel bath with shower over and screen, bidet, chrome heated towel rail and a single glazed window to the side and rear.

#### Externally

##### Front Garden

Lawn garden with long drive to side providing off street parking and leading to the single garage.

##### Rear Garden

Enclosed paved garden to the rear.

Single Garage 16' 1" Max x 8' 1" Max (4.90m x 2.46m)

Door width 7' 0" approximately (2.13m)

Up and over door, power, and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### 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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Stairlift

#### TENURE

The vendor informs us the property is freehold, however, it is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

COUNCIL TAX BAND: C

EPC RATING: E

WD7681/BW/EM/13.02.2024/V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 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

