



Warenmill Close, West Denton Park

- Mid terrace house
- Two bedrooms
- Requires updating
- Bathroom/w.c
- No onward chain
- Gardens and detached garage

£75,000



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Warenmill Close, West Denton Park, NE15 8XH

We offer to the market this two bedroom mid terrace house on Warenmill Close in West Denton Park.

The property briefly comprises; lounge, kitchen, two double bedrooms and a bathroom. Other benefits include gas central heating and double glazing where stated. The property is in need of refurbishment although a brand new boiler and radiators have just been installed.

Externally the property has gardens to the front and rear and a detached garage. The property is located within 1 mile of the local shops, good schools and amenities.

Please note there is approximately 49 years left on the lease.

Lounge 19' 7" Max x 11' 9" Including stairs and storage cupboard
(5.84m x 3.58m)

Double glazed window to the front, central heating radiator and storage cupboard.

Kitchen 11' 9" Max x 7' 10" Max (3.58m x 2.39m)

Fitted base units with work surfaces over, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, Worcester combi boiler, double glazed window, and door to rear.

Landing
Loft access.

Bedroom One 11' 8" x 9' 3" (3.55m x 2.82m)

Central heating radiator and a single glazed window to the front.

Bedroom Two 11' 10" Max x 10' 2" Max – Into storage cupboard
(3.60m x 3.10m)

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

Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over, central heating radiator and part tiled walls.

Externally
Front Garden

Lawn garden with paved path to entrance.

Rear Garden

Enclosed garden which is mainly laid to lawn with paved path to entrance.

Detached garage to rear.

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: 99 years from 1 October 1972 – Approximately 49 years remain
Ground Rent: £30 per annum.

Council Tax Band: A

EPC Rating: D

WD7514/BW/EM/07.09.2023/V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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