



## Western Avenue, West Denton

- Semi detached house
- Two bedrooms
- No onward chain
- Modern fitted kitchen
- Bathroom with separate w.c
- Single garage with driveway

**£160,000**



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# Western Avenue, West Denton, NE5 5AQ

We welcome to the market this well presented semi detached property, occupying a generous corner plot, situated on Western Avenue in West Denton. The accommodation to the ground floor briefly comprises: an entrance hall, lounge with bay window and fitted kitchen. To the landing there is a bathroom with separate w.c and two bedrooms.

Externally there is a garden to the front, side and garden to the rear with driveway leading to detached garage.

The property offers access to good public transport to and from Newcastle City Centre, Newcastle Quayside and The Metro Centre in addition to close access to the A69 and A1 trunk roads providing excellent transport links.

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

## Entrance Hall

Under stair storage cupboard, central heating radiator, recessed downlights, stairs up to the first floor and open to:-

Reception room 8' 10" Plus recess x 11' 7" Plus storage cupboard (2.69m x 3.53m)  
Recessed downlights and a central heating radiator.

Lounge 12' 11" Into bay x 11' 9" Max (3.93m x 3.58m)  
Double glazed bay window to the front and a central heating radiator.

Kitchen 8' 7" Plus recess x 15' 11" Plus recess (2.61m x 4.85m)  
Fitted with a range of wall and base units with work surfaces over, tiled splash back tiles, integrated appliances including electric hob with oven below and extractor hood over, plumbing for an automatic washing machine, central heating radiator, 1 ½ bowl sink with mixer tap and drainer, recessed downlights, double glazed windows to the rear and side and door leading to the rear garden.

## Landing

Loft access and double glazed window to the rear.

## Bathroom

Fitted with a panel bath with shower over and screen, vanity wash hand basin, chrome heated towel rail, tiled flooring and a double glazed window to the side.

## Separate w.c

Fitted with a low level w.c, part tiled walls and a double glazed window to the rear.

Bedroom One 12' 2" Into bay x 11' 8" Max (3.71m x 3.55m)  
Double glazed window to the front and a central heating radiator.

Bedroom Two 10' 2" Plus recess x 7' 11" Max (3.10m x 2.41m)  
Double glazed window to the rear and a central heating radiator.

## Externally

There is a block paved path to entrance with lawn and side access gate. The side is laid to lawn with a paved patio area to the rear.

## Garage

Driveway leading to the single garage and access gate leading to the garden.

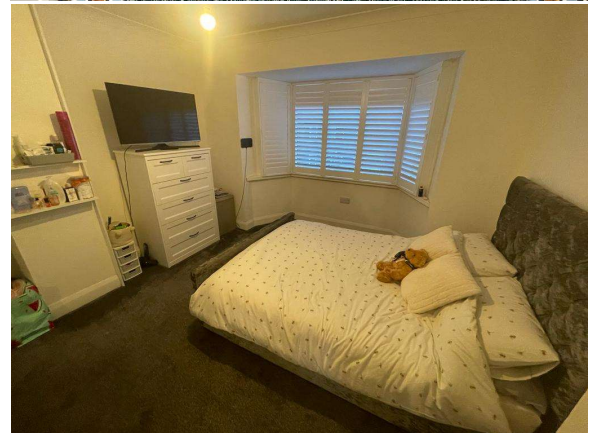
## TENURE

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: B**

**EPC Rating: D**

WD7644/EM/BW/10.11.2023/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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