

Burnham Avenue, West Denton Park

- End terrace house
- Freehold
- Two bedrooms
- No onward chain
- Front and rear gardens
- Detached garage in block

£130,000





ROOK MATTHEWS SAYER

Burnham Avenue,

West Denton Park, NE15 8QG

We welcome to the market this well presented two-bedroom end terrace house situated on Burnham Avenue in West Denton Park.

The property briefly comprises to the ground floor: entrance porch, lounge and fitted kitchen. To the landing there are two double bedrooms and a family bathroom. Other benefits include gas central heating and double glazing. The property is offered with no chain.

Externally the property offers a garden to the front and rear with a detached garage.

Within 1 mile, there is good public access routes to schools, shops, amenities and to and from Newcastle city Centre. the Metro Centre. A69 and A1.

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

Entrance Porch Door to lounge.

Lounge 17' 6" max x 11' 10" max inc stairs (5.33m x 3.60m)

Double glazed window to the front, laminate flooring, storage cupboard, two central heating radiators, stairs up to the first floor and under stair storage cupboard.

Kitchen 11' 10"max x 7' 9" max (3.60m x 2.36m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, 1½ bowl stainless steel sink with mixer tap and drainer, gas hob with oven below and extractor hood over, plumbing for an automatic washing machine, central heating radiator, recessed down lights, coving to ceiling, laminate flooring, double glazed window and door to the rear.

Landing

Coving to ceiling.

Bedroom One 9' 7" plus cupboards and recess x 9' 5" max (2.92m x 2.87m)

Double glazed window to the front, central heating radiator, coving to ceiling and two storage cupboards.

Bedroom Two 9' 8" plus wardrobes and store 7' 10" max (2.94m x 2.39m)

Double glazed window to the rear, central heating radiator, storage cupboard, fitted wardrobe and loft access.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and screen, fully tiled walls and flooring, chrome heated towel rail, recessed downlights and a double glazed window.

Externally

Front Garden

Lawn garden with gravel path.

Rear Garder

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

Garage

Single garage situated in a block.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains – Gas Sewerage: Mains Heating: Mains – Gas Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Detached garage

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

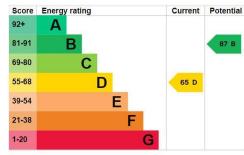
COUNCIL TAX BAND: A EPC RATING: D

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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.

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