



## Burnham Avenue, West Denton Park

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

**£130,000**



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# 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, 1 ½ 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 Garden  
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

WD7799/BW/EM/10.04.2024/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	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.

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