

Legion Grove Denton Burn

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Gardens to Front & Rear

Offers Over: £155,000









LEGION GROVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7UJ

PROPERTY DESCRIPTION

Extended semi detached house offered for sale in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, dining room/bedroom, bathroom, kitchen and lounge leading to dining area. To the first floor is a landing and three bedrooms. Externally are gardens to the front and rear.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been 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

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.

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Hallway

Radiator.

Dining Room/Bedroom 10' 1" max x 8' 4" (3.07m x 2.54m)

(Has been used previously as a bedroom)

Double glazed window to the side. Radiator.

Bathroom

Frosted double glazed window to the front. Vanity wash hand basin. Low level WC. Shower cubicle. Corner bath. Radiator.

Lounge 16' 4" x 10' 2" (4.97m x 3.10m)

Double glazed window to the front. Radiator. Opens into dining area.

Dining Area

Sliding door to the rear. Radiator.

Kitchen 18' 8" x 7' 1" (5.69m x 2.16m)

Double glazed window to the rear. Plumbed for washing machine. Plumbed for dishwasher. Sink/drainer. Gas hob. Electric oven.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 16' 4" x 8' 7" (4.97m x 2.61m)

Double glazed window to the rear. Radiator.

Bedroom Two 10' 1" x 7' 1" (3.07m x 2.16m)

Double glazed window to the front. Radiator.

Bedroom Three 7' 2" x 10' 2" max (2.18m x 3.10m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

External

Gardens to the front and rear.

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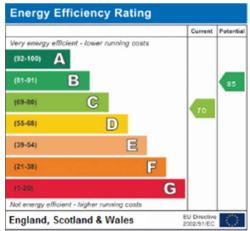












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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