

Northcote Avenue, West Denton

- Semi detached house
- Three bedrooms
- Kitchen/diner
- Shower room/w.c
- Parking for multiple vehicles
- Garage

£210,000







Northcote Avenue,

West Denton, NE5 5AN

Located at the top of Northcote Avenue is this semi detached family home. The property offers spacious accommodation and briefly comprises an entrance hall, lounge, modern fitted kitchen/diner, three bedrooms and shower/w.c.

Externally there is a paved driveway providing parking for multiple vehicles and an enclosed garden to the side which is mainly laid to lawn with paved seating area.

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

Entrance Hall

Laminate flooring, central heating radiator, understairs storage cupboard and stairs up to the first floor.

Lounge 15' 6" Into bay and alcove x 14' 10" Into bay (4.72m x 4.52m)

Two double glazed bay windows, two central heating radiators, laminate flooring, television point and fitted fireplace.

Kitchen/Diner 19' 9" Plus door recess x 10' 1" (6.02m x 3.07m)

Fitted with a range of wall and base units with work surfaces over and upstands, integrated appliances including electric hob with extractor hood over, oven and grill, $1\,\%$ bowl stainless steel sink with mixer tap and drainer, storage cupboard, central heating radiator, tiled flooring, double glazed window, and French doors leading to the garden.

Landing

Double glazed window, airing cupboard and loft access.

Bedroom One 13' 0" Into bay plus recess x 12' 2" Plus wardrobes (3.96m x 3.71m)

Double glazed bay window to the side, double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10' 9" x 10' 4" (3.27m x 3.15m)

Double glazed window to the side and a central heating radiator.

Bedroom Three

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

Shower room/w.c

Fitted with a low level w.c with concealed cistern, vanity wash hand basin, central heating radiator, recessed spotlights, double shower cubicle and double glazed window.

Externally

Front Garden

Paved driveway providing parking for multiple vehicles.

Rear Garder

Enclosed lawn garden with paved seating area.

Garage 16' 8" x 7' 7" (5.08m x 2.31m) Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Gas Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No Parking: Driveway and 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

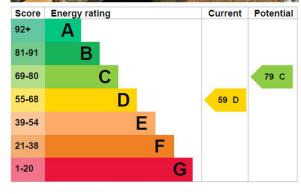
COUNCIL TAX BAND: C EPC RATING: D

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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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