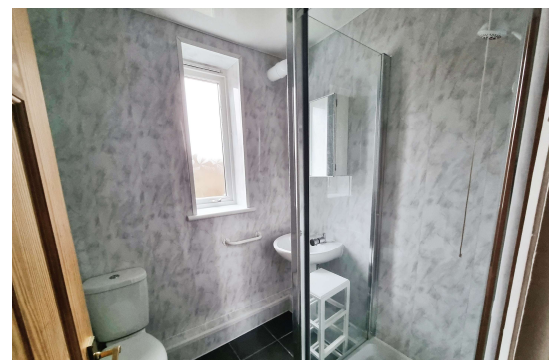




Greenlaw, West Denton

- Ground floor flat
- Two bedrooms
- Fitted kitchen
- Shower room/W.C
- Enclosed rear garden

Offers Over £70,000



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120 Roman Way, West Denton, NE5 5AD

ROOK
MATTHEWS
SAYER

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Greenlaw,

West Denton, NE5 5DD

This charming ground floor flat is currently available for sale. It's an ideal purchase for first-time buyers or investors who are looking to secure a foothold in the property market.

The accommodation comprises an entrance hall leading to reception room, kitchen with direct access to the rear garden and two comfortable bedrooms. In addition, the property has a well-appointed bathroom equipped with a walk-in shower cubicle.

This is a rare opportunity to purchase a property of this kind. The flat's potential for customization and its desirable features makes it an attractive investment or a perfect first home. We highly recommend arranging a viewing to fully appreciate the potential this property offers.

Entrance Hall
Central heating radiator and storage cupboard.

Lounge 16' 0" Plus recess x 11' 3" Max (4.87m x 3.43m)
Double glazed window to the front, central heating radiator and feature fireplace with inset, hearth, and surround.

Kitchen 9' 6" Plus door recess and storage x 9' 0" Plus recess (2.89m x 2.74m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, central heating radiator, double glazed window, and door to the rear.

Shower room/W.C
Fitted with a low level w.c, pedestal wash hand basin, corner shower cubicle, central heating radiator and a double glazed window to the rear.

Bedroom One 11' 11" Max including cupboard x 11' 2" Max (3.63m x 3.40m)
Double glazed window to the front, central heating radiator and storage cupboard.

Bedroom Two 11' 3" x 9' 6" (3.43m x 2.89m)
Double glazed window to the rear and a central heating radiator.

Externally
Front Garden
Gravel garden with lawn area.

Rear Garden
Enclosed lawn garden with paved area.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: On street parking

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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Leasehold - Length of Lease: 125 years from 5th April 2004
Ground Rent: £10.00 including service Charge.
Service charge £235.35 per annum

EPC RATING: C
COUNCIL TAX BAND: A

WD8171/BW/EM 24/02/2025/V.1



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.

16 Branches across the North-East

