



## Malvern Court, West Denton Park

- End terrace house
- Three bedrooms
- Lounge
- Bathroom/W.C
- Detached single garage

**Offers Over £155,000**



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# Malvern Court,

## West Denton Park, NE15 8XE

This captivating end of terrace house, currently listed for sale. This property boasts a sophisticated layout with three bedrooms, lounge, bathroom/W.C, and a delightful kitchen. The location only adds to the appeal of this property. It is ideally located with excellent public transport links close by, ensuring easy access to the broader city. Additionally, the local amenities are within easy reach, providing convenience for everyday living. Externally there front and rear gardens. One notable feature of this residence is the garage, conveniently situated in a block, offering ample storage or parking space. In conclusion, this end of terrace house is a brilliant choice for those wishing to secure a property that combines comfort, functionality and a prime location. I look forward to discussing this exciting opportunity further with interested buyers.

Entrance Porch

Lounge 14' 8" Max x 13' 4" Plus recess (4.47m x 4.06m)

Double glazed window to the front, central heating radiator and stairs to the first floor. Television point.

Kitchen 14' 8" Max x 10' 9" Max plus recess (4.47m x 3.27m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ stainless steel sink with a mixer tap and drainer, fitted gas hob, oven below, stainless steel hood over, plumbing for a washing machine and an integrated slimline dishwasher, under stairs storage cupboard, central heating radiator, double glazed window and door to rear.

Landing

Loft access and storage cupboard.

Bedroom One 13' 4" Plus recess x 8' 3" (4.06m x 2.51m)

Double glazed window to the rear, television point and a central heating radiator.

Bedroom Two 10' 9" Plus recess x 6' 9" (3.27m x 2.06m)

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

Bedroom Three 7' 7" x 7' 0" Plus recess (2.31m x 2.13m)

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

Bathroom/W.C

A three piece white bathroom suite comprising, a low level wc, vanity hand wash basin, bath with shower over, heated towel rail, part tiled walls, double glazed window to the rear and a tiled floor.

Externally

Front Garden

Gravel garden to the front with a path and steps to entrance.

Rear Garden

To the rear and side gardens there is a raised decked seating area, lawn, electric point. Detached garage to a block.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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

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

EPC RATING: C

COUNCIL TAX BAND: B

WD8142/CC/EM/01.04.2025/V.1



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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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