



Belsay Lane | West Denton | NE5 2FP

£165,000



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Mid Terrace House

Two Bedrooms

Lounge

Cloakroom/W.C

Modern fitted Kitchen

Bathroom/W.C

Front and Rear Gardens

Driveway

ROOK
MATTHEWS
SAYER

We are delighted to present to market this charming mid terrace, available for immediate sale.

The house boasts a single reception room with French doors leading to the rear garden, modern fitted kitchen including integrated appliances. To the first floor there are two bedrooms and a bathroom/W.C.

The house also benefits from unique features such as EV charging, which is an increasingly sought-after amenity, and a convenient cloakroom/W.C, adding an extra layer of practicality to the home.

One of the standout features of this property is the location. Situated close to public transport links, the house offers easy access to the wider area and beyond. Additionally, the proximity to local amenities and schools make this property an ideal choice for families.

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

Entrance Lobby

Stairs up to the first floor and a central heating radiator.

Kitchen 11' 9" x 8' 1" (3.58m x 2.46m)

Fitted with a range of wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap and drainer, integrated hob with oven below, stainless steel splash back and extractor hood over, fridge/freezer, washing machine and dishwasher, laminate flooring and a double glazed window to the front.

Cloakroom/W.C

Fitted with a low level w.c, pedestal wash hand basin with splash back tiles, central heating radiator and laminate flooring.

Lounge 13' 0" x 10' 0" (3.96m x 3.05m)

Laminate flooring, central heating radiator, television point, and double glazed French doors to the rear garden.

Landing

Loft access.

Bedroom One 10' 0" x 8' 5" (3.05m x 2.56m)

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

Bedroom Two 12' 1" x 9' 10" (3.68m x 2.99m)

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

Bathroom/W.C

Fitted with a low level w.c, pedestal wash hand basin, panel bath with shower over and screen, central heating radiator and extractor fan.

Externally

Front Garden

Paved path with driveway and electric charging point.

Rear Garden

Enclosed lawn garden with paved seating area, outside tap and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has accessibility adaptations:

Suitable for wheelchair users

Level access

Wide doorways

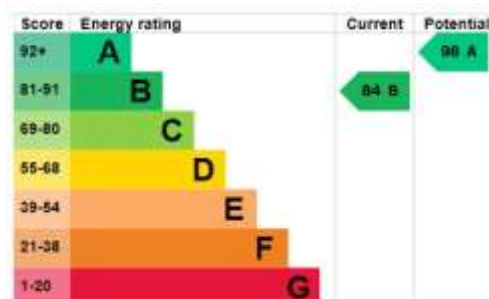
TENURE

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: B

WD8236/BW/EM/08.05. 2025.V.1



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