



Broadway | West Denton Hall | NE15 7LW

£200,000



3



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1

Semi detached house

Three bedrooms

Lounge/Dining room

Kitchen

Utility room

Bathroom with separate W.C

Front and rear gardens

Single garage

ROOK
MATTHEWS
SAYER

We are delighted to present for sale this impressive three-bedroom semi-detached house. Perfectly suited for families, the property is conveniently located close to public transport links, local amenities, and reputable schools.

The ground floor opens to a welcoming reception room, a well-equipped kitchen featuring a utility room, providing additional space for storage and household chores.

On the first floor, the property boasts three generous bedrooms. The main bedroom benefits from built-in wardrobes, offering ample storage space and adding to the overall comfort and functionality of the room. A bathroom and separate W.C.

Overall, this is a fantastic opportunity to purchase a family home in a desirable location. The property is ready to welcome a new family to start their memories here. We invite you to arrange a viewing to fully appreciate what this property has to offer.

Entrance Hall

Central heating radiator, under stairs storage cupboard and stairs up to the first.

Open plan Lounge/Dining room

Lounge Area 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed window to the front, central heating radiator, feature fire with inset hearth and surround and television point.

Dining Area 10' 7" x 9' 2" (3.22m x 2.79m)

Central heating radiator and double glazed window and door leading to the rear garden.

Kitchen 10' 6" Max x 8' 0" Max (3.20m x 2.44m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, integrated hob with extractor oven, stainless steel splash back and double oven below, tiled flooring and a double glazed window to the rear.

Utility Room 7' 8" x 7' 6" (2.34m x 2.28m)

Plumbing for an automatic washing, double glazed window and door leading to the rear garden and door to garage.

Landing

Bedroom One 12' 11" Max x 10' 0" Including fitted wardrobes (3.93m x 3.05m)

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

Bedroom Two 10' 7" x 10' 1" Max (3.22m x 3.07m)

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

Bedroom Three 9' 8" Including wardrobes, Max x 7' 3" Max (2.94m x 2.21m)

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

Bathroom

Fully tiled bathroom with wall mounted wash hand basin, panel bath with shower over and screen, recessed downlights, heated towel rail and a double glazed window to the rear.

Separate W.C

Fully tiled with low level W.C and a double glazed window.

Externally

Front Garden

Gravel area with block paved drive to side leading to the single garage.

Rear Garden

Enclosed garden which is laid to lawn with paved seating areas.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

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.

Length of Lease: 999 years from 1 August 1966

Ground Rent: £15 per annum

COUNCIL TAX BAND: C

EPC RATING: TBC

WD8269/18.06.2025/BW/EM/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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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.