



Ronald Drive, Benton Burn, Newcastle upon Tyne NE15 7AY

Offers Over: £200,000

Available for sale is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of porch, lounge and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear, featuring a raised decked area.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: B
EPC Rating: C





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Semi Detached House

Driveway

Well Presented

Rear Garden

Three Bedrooms

Raised Decked Area

For any more information regarding the property please contact us today

Porch

Lounge 19' 9" x 13' 9" (6.02m x 4.19m)

Double glazed bay window to the front. Stairs to first floor landing. Radiator.

Kitchen 19' 10" max x 11' 8" (6.04m x 3.55m)

Double glazed window to the rear. Sink/drain. Gas cooker point. Extractor hood. Spotlights. Door to the rear.

First Floor Landing

Loft access. Radiator.

Bedroom One 12' 9" x 8' 3" (3.88m x 2.51m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' 10" x 10' 6" (3.91m x 3.20m)

Double glazed window to the front. Radiator.

Bedroom Three 13' 2" x 6' 5" (4.01m x 1.95m)

Double glazed window to the front. Radiator.

Bathroom 9' 9" x 6' 6" (2.97m x 1.98m)

Frosted double glazed window to the rear. "P" shaped bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

External

Driveway to the front. Garden to the rear. Raised decked area.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.

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

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.

FN00010040/SJP/SP/15052025/V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	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.

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